



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Bruce W. McClendon, FAICP  
Director of Planning

October 9, 2008

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Mr. Gevorg  
2600 Foothill #300  
La Crescenta, CA 91214

**RE: PROJECT NO. R2006-03317-(5)  
CONDITIONAL USE PERMIT CASE NO. 200600255-(5)  
TO AUTHORIZE THE CONSTRUCTION OF 5-UNITS IN AN R-2 ZONE.**

Dear Mr. Gevorg:

The Regional Planning Commission, by its action of October 8, 2008, **APPROVED** the above described Conditional Use Permit. The attached documents contain the Regional Planning Commission's findings and conditions relating to the approval. Please carefully review each condition. Condition No. 2 requires that the permittee file an affidavit accepting the conditions before the grants becomes effective.

The applicant or other interested peron may appeal the Regional Planning Commission's decision to the Board of Supervisors through the office of Sachi A. Hamai, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Please contact the Executive Office for the amount of the appeal fee at (213) 974-1426. **The appeal period for this project will end at 5:00 p.m. on October 22, 2008.** Any appeal must be delivered in person to the Executive Office by this time. If no appeal is filed during the specified period, the Regional Planning Commission's action is final.

Upon completion of the appeal period, please notarize the attached acceptance forms and **hand deliver** this form and any other required fees or materials to the planner assigned to your case. Please **make an appointment** with the case planner to assure that processing will be completed expeditiously.

For further information on appeal procedures or any other matter pertaining to these approvals, please contact Mi Kim in the Zoning Permits Section I at (213) 974-6443.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING  
Bruce W. McClendon, FAICP  
Director of Planning



Mark Child  
Supervising Regional Planner  
Zoning Permits I Section

Enclosures: Findings and Conditions  
Affidavit of Acceptance (Permittee's Completion)

c: Board of Supervisors; Department of Public Works (Building and Safety); Zoning Enforcement

MC:MKK  
10/09/08

## **FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES**

**PROJECT NUMBER R2006-03317-(5)  
CONDITIONAL USE PERMIT NO. 200600255-(5)**

### **REQUEST:**

The applicant, Mr. Gevorg Voskanian, requests a conditional use permit to construct a five-unit apartment complex in an R-2 (Two Family Residence) zone. Subject lot is 14,411 square feet and the proposed development consists of two, craftsman style, townhouse type structures, one with 2-units and the other with 3-units. The subject property is located within the La Crescenta-Montrose Community Standards District (CSD) and subject to development and design standards contain in the CSD for a multi-family housing. An existing single-family residence will be demolished for the new construction.

**REGIONAL PLANNING COMMISSION HEARING DATE: October 8, 2008.**

### **PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:**

A duly noticed public hearing was held on October 8, 2008, before the Regional Planning Commission. Commissioners Helsley, Bellamy, Valadez, Rew, and Modugno were present.

The applicant, the applicant's representative and architect spoke in favor of the project. Three other persons testified in support. Testimony included the need for multi-family housing in the area; the record of accomplishment of the developer; the project's consistency with the density requirement of the General Plan's land use policy; and the project's compliance with the development standards in the La Crescenta Montrose Community Standards District.

Five persons testified in opposition. The reason for opposition included concerns over changes to the neighborhood's character, increased traffic, lack of off-street parking, potential devaluation of the single-family properties, and increased density.

The Commission instructed staff to add a condition requiring that the new pillars fronting Glenada Ave be constructed of rock, similar to the existing pillars and stone wall. The Commission also requested that the Crescenta Valley Town Council be notified of the appeal period for this case.

There being no further testimony, the Regional Planning Commission voted to close the public hearing and approve the conditional use permit. Commissioners Helsley, Bellamy, Valadez, Rew, and Modugno voted in favor of the request.

Findings

1. The applicant requests a conditional use permit to construct a five-unit apartment complex in the R-2 zone.
2. The property is located at 2128 Glenada Ave within the Montrose Zoned District and subject to the La Crescenta – Montrose Community Standards District.
3. The subject property is zoned R-2 (Two Family Residence). The surrounding zoning is R-2 to the north, east, and west, and R-3 (Limited Multiple Residence) to the south.
4. The existing single family residence will be demolished and two new structures will be constructed. One structure will house two, 3 bedroom, 2 bathroom units with subterranean garage, the other structure will house three similar units.
5. The land use designation for the subject property within the Los Angeles County General Plan is "3"- Medium Density Residential, which allows for 12 to 22 dwelling units per acre. The proposed project is consistent with the General Plan's land use policies.
6. The proposed project is located in R-2 zone, but because it is a multi-family housing, it is subject to and complies with development and design standards articulated in the La Crescenta – Montrose CSD for multi-family housing in the R-3 zone.
7. The Commission finds that the side yard setback provided, on the side adjoining the single family residential lot and ranging from 9 to 11 feet instead of the required 10 feet, is consistent with the CSD requirements and adequately buffers said project from the single family residential lot.
8. The R-2 base zone allows height of up to 35 feet; the project meets the base zone height requirement.
9. The applicant provided an extra covered parking space, for 3 parking spaces per unit, in response to neighbors' concerns about off-street parking.
10. The subject property is located within the Library Facilities Mitigation Fee Planning Area 3, and is subject to a mitigation fee of \$800 per dwelling unit.
11. The subject property is subject to three zoning inspections to ensure compliance with the conditions of approval.



12. The proposed project was deemed categorically exempt from the requirements of the California Environmental Quality Act under Class 3 (New Construction or Conversion of Small Structures) exemption.
13. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
14. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, REGARDING THE CONDITIONAL USE PERMIT BURDEN OF PROOF, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the requested use at the location proposed will not:
  1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
  2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
  3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- C. That the proposed site is adequately served:
  1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
  2. By other public or private service facilities as are required.

AND, THEREFORE, the information submitted by the applicant and presented at the hearing substantiates the required findings a the conditional use permit and zone change as set forth in Section 22.56.090 and Section 22.16.100 of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

In view of the findings of fact presented above, Conditional Use Permit No. 200600255-(5) with findings and conditions is **APPROVED**.

c: Each Commissioner, Zoning Enforcement, Building and Safety

**VOTE:**

Concurring: Helsley, Bellamy, Valadez, Rew, Modugno

Dissenting: None

Abstaining: None

Absent: None

Action Date: October 8, 2008

MM:MKK  
10/8/08

This grant authorizes the construction of a 5-unit apartment complex in an R-2 zone in accordance with the approved Exhibit "A" and subject to the following conditions:

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition Number 7, and until all required monies have been paid pursuant to Condition Number 8 .
3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate reasonably in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

5. This grant will expire unless used within 2 years from the date of approval. A one-year time extension may be requested in writing and with payment of the applicable fee at least six (6) months prior to the expiration date.
6. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the property owner or permittee shall **record the terms and conditions** of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of **\$450**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for **three (3) annual** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.

9. Pursuant to Chapter 22.72 of the County Code, the permittee shall pay a fee to the County of Los Angeles Public Library in the amount of \$800 per dwelling unit (\$800 x 5 units = \$4,000), or the amount required by Chapter 22.72 at the time of payment, if different. The applicant shall provide proof of payment to the

Department of Regional Planning prior to the issuance of building permits. The permittee may contact the County Librarian at (562) 940-8430 regarding payment of fees.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
11. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
12. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
14. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.
15. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
16. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was not approved by the Department of Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises.
17. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, a Revised Exhibit "A" shall be submitted to the Department of Regional Planning within sixty (60) days of the date of approval for the Conditional Use Permit.

18. No outside storage facility of any kind on the subject property is provided by this grant.
19. Recreational vehicles, motor homes, and trailers are prohibited from parking within any required yard/setback area or driveway.
20. Outdoor lighting shall be designed so as to direct light and glare only onto the facility premises. Said lighting and glare shall be deflected, shaded and focused away from all adjoining properties. Outdoor lighting shall not exceed an intensity of one foot-candle of light throughout the facility. Wherever feasible, sensor lighting shall be installed and only minimal lighting shall be used after 10 p.m. nightly.
21. The permittee shall maintain all landscaping in a neat, clean and healthy condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation, for irrigation of all landscaped areas except where there is turf or other ground cover.
22. All outdoor trash containers shall be covered and all trash enclosure areas shall be screened from public and private view corridors by landscaping, berms, compatible structures, or combination of these.
23. The permittee shall provide at least one 15-gallon tree in the front yard setback, if such a tree does not already exist.
24. There are more than one detached structures on the subject property; a Covenant in Lieu of Parcel Map shall be filed to ensure that the structures are not sold separately unless it is subsequently subdivided according to Title 21 of the Los Angeles County Code and in compliance with Title 22 of the same.
25. The permittee shall comply with all conditions of the Los Angeles County Department of Public Works letter dated June 18, 2008, or as otherwise required by the said Department.
26. The permittee shall comply with all conditions of the Los Angeles County Fire Department letter dated August 13, 2008, or as otherwise required by the said Department.
27. The construction of the proposed use shall be further subject to all of the following conditions:

- a. During construction, the permittee and its contractor shall comply with Sections 12.12.010 – 12.12.100 of the Los Angeles County Code regarding building construction noise;
- b. All materials graded shall be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day. All clearing, grading, earth moving or excavation activities shall cease during periods of high winds (i.e. greater than 20 mph averaged over one hour) to prevent excessive amounts of dust. Any materials transported offsite shall be either sufficiently watered or securely covered to prevent excessive amounts of dust;
- c. Construction and routine maintenance of the facilities shall take place between the hours of 9:00 a.m. to 5:00 p.m. Monday through Friday only. Unscheduled non-routine maintenance is permitted outside these hours when facilities are destroyed, damaged or stop functioning properly;
- d. Limited outdoor storage during construction shall be permitted on the site in compliance with requirements of Part 7 of Section 22.52 of the County Code;
- e. All temporary signage shall comply with Part 10 of Section 22.52 of the County Code;
- f. The three new pillars immediately fronting Glenada Street shall be constructed of rock, consistent with the existing pillars and stonewall.

**Attachments:**

Department of Public Works Conditions letter dated June 18, 2008  
Fire Department Conditions letter dated August 13, 2008

MM:MKK

10/8/08



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

DEAN D. EFSTATHIOU, Acting Director

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

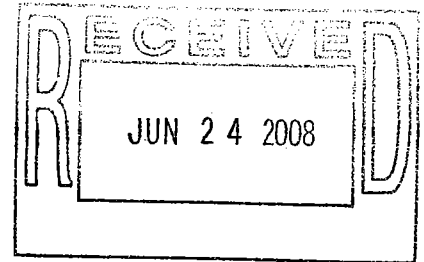
June 18, 2008

IN REPLY PLEASE  
REFER TO FILE: LD-1

TO: Mark Child, AICP  
Zoning Permits I Section  
Department of Regional Planning

Attention Mi Kim

FROM: Letty Schleikorn *MLS*  
Subdivision Management Section  
Land Development Division



**CONDITIONAL USE PERMIT (CUP) REVIEW AND COMMENT**  
**CUP NO. RCUP200600255**  
**PROJECT NO. R2006-03317-(5)**  
**2128 GLENADA AVENUE, MONTROSE**

- ☒ Public Works recommends approval of this CUP.
- ☐ Public Works does **NOT** recommend approval of this CUP.

We reviewed the revised site plan for the subject CUP in the unincorporated area of Montrose in the vicinity of Glenada Avenue and Montrose Avenue. The permit is to construct a five unit apartment building in R2 Zone.

Upon approval of the permit, we recommend the following conditions:

1. Sewer

The project shall conform to the design standards and policies of Public Works in particular, but not limited to, the following items:

- 1.1. The developer shall install separate house laterals to serve each building in the project.



- 1.2. Submit a statement from Crescenta Valley Water District indicating that there is adequate sewer capacity in the existing sewer system, that financial arrangements have been made, and that the sewer system will be allowed to connect to the Crescenta Valley Water District.
- 1.3. Obtain a Will Serve letter from the Crescenta Valley County Water District for the discharge of sewer into the sewers trunk line.

For questions regarding the sewer requirements above, please contact Imelda Ng at (626) 458-4921.

## 2. Water

This project shall conform to the design standards and policies of Public Works in particular, but not limited to, the following items:

- 2.1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the project, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
- 2.2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, that under normal conditions the system will meet the requirements for the project, and that water service will be provided to each building.
- 2.3. Submit landscape and irrigation plans for the common area in the project, with landscape area greater than or equal to 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

For questions regarding the water requirements above, please contact Lana Radle at (626) 458-4921.

## 3. Right of Way and Road Improvement Requirements

- 3.1. Repair any displaced, broken, or damaged curb, gutter, sidewalk, driveway apron, and pavement along the property frontage on Glenada Avenue to the satisfaction of Public Works.

- 3.2. Plant street trees on Glenada Avenue. Existing trees in dedicated, or to be dedicated, right of way shall be removed and replaced if not acceptable as street trees.
- 3.3. Construct driveway including adequate landing of 4 percent maximum for 20 feet at the southerly corner of the property to the satisfaction of Public Works.
- 3.4. Construct the proposed driveway with adequate line-of-sight for exiting vehicles and pedestrians on sidewalk to the satisfaction of Public Works.
- 3.5. Acquire street plan approval or direct check status before obtaining grading permit.
- 3.6. Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

For questions regarding the road improvements items above, please contact Andy Narag at (626) 458-5916.

#### 4. Street Lighting Requirements

- 4.1. Provide street lights on concrete poles with underground wiring along the property frontage on Glenada Avenue to the satisfaction of Public Works. Submit street lighting plans showing all existing lights along with existing and/or proposed underground utilities plans as soon as possible to the Street Lighting Section of Traffic and Lighting Division.
- 4.2. Upon approval of the CUP, the applicant shall enter into a secured agreement with the County of Los Angeles for the installation of the street lights in the amount of \$30,000.00. The applicant shall comply with the conditions listed below in order for the lighting districts to pay for the future operation and maintenance of the street lights. The street lights shall be installed per approved plans prior to issuance of Certificate of Occupancy.
- 4.3. All street lights in the project, or approved project phase, must be constructed according to Public Works-approved plans. The contractor shall submit one complete set of As-built plans. Provided the above conditions are met, the lighting districts can assume responsibility for the operation and maintenance of the streets lights by July 1 of any given year, provided all

Mark Child, AICP  
June 18, 2008  
Page 4

street lights in the project, or approved project phase, have been energized and the developer has requested a transfer of billing at least by January 1 of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met.

For questions regarding the street lighting items above, please contact Jeff Chow at (626) 300-4752.

If you have any other questions or require additional information, please contact Simin Agahi at (626) 458-4910.

SA:ca

P:/LDPUB/SUBMGT/CUP/PROJECT R2006-03317(5)\_CUP200600255\_2128 GLENADA AVE\_2.DOC



**COUNTY OF LOS ANGELES**  
**FIRE DEPARTMENT**

5823 Rickenbacker Road  
Commerce, California 90040

**DATE:** August 13, 2008

**TO:** Department of Regional Planning  
Permits and Variances

**PROJECT #:** CUP R2006-03317

**LOCATION:** 2128 Glenada Avenue Montrose, CA 91020

- ☐ The Fire Department Land Development Unit has no additional requirements for this permit.
- ☐ The required fire flow for this development is \_\_\_\_ gallons per minute for \_ hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
- ☐ Verify / Upgrade \_\_ 6" X 4" X 2 1/2" fire hydrant, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- ☒ **Comments:** THIS PROJECT IS CLEARED BY THE FIRE DEPARTMENT FOR PUBLIC HEARING.
- ☒ **Location:** Fire Flow is adequate for this project
- ☒ **Access:** Access is adequate for this project.
- ☒ **Special Requirements:** Prior to building permit issuance, approval of architectural drawings is required by Fire Prevention Engineering. Please contact them at (323) 890-4125 with any questions regarding submittal requirements.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office @ (323) 890-4243.

Inspector: *Scott Jaeggi* 

Co.CUP 06/07

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783

# Regional Planning Commission Transmittal Checklist

Hearing Date  
October 8, 2008  
Agenda Item Number  
6

Project Number: R2006-03317-(5)  
Case(s): Conditional Use Permit No. 200600255-(5)  
Contact Person: Mi Kim [mkim@planning.lacounty.gov](mailto:mkim@planning.lacounty.gov), x46443

Included	NA/None	Document
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Factual
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property Location Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff Report
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Conditions
<input checked="" type="checkbox"/>	<input type="checkbox"/>	DPW Letter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	FD Letter
<input type="checkbox"/>	<input type="checkbox"/>	Other Department's Letter(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Burden Of Proof Statement(s)
<input type="checkbox"/>	<input type="checkbox"/>	Environmental Documentation (IS, MMP, EIR)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Opponent And Proponent Letters
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Photographs
<input type="checkbox"/>	<input type="checkbox"/>	Resolution (ZC Or PA)
<input type="checkbox"/>	<input type="checkbox"/>	Ordinance with 8.5 X 11 Map (ZC Or PA)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Use Radius Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Plan And Elevations
<input type="checkbox"/>	<input type="checkbox"/>	

Reviewed By: 



Los Angeles County Department of Regional Planning  
320 West Temple Street, Los Angeles, California 90012  
Telephone (213) 974-6443

**PROJECT NO. R2006-03317-(5)**

**CASE NO. RCUP 200600255-(5)**

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM	
PUBLIC HEARING DATE October 8, 2008	

<b>APPLICANT</b> Gevorg Voskanian	<b>OWNER</b> Gevorg Voskanian	<b>REPRESENTATIVE</b> Shoghig Yepremian
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**ENTITLEMENT REQUEST**

A conditional use permit for a 5-unit apartment complex in an R-2 (Two Family Residence) zone.

**LOCATION/ADDRESS**

2128 Glenada Ave, Montrose

**ACCESS**

Glenada Ave.

**ZONED DISTRICT**

Montrose

**ASSESSORS PARCEL NUMBER**

5807-005-013

**COMMUNITY**

La Crescenta - Montrose

**SIZE**

14,411 square feet

**COMMUNITY STANDARDS DISTRICT**

La Crescenta - Montrose CSD

EXISTING LAND USE		EXISTING ZONING
Project Site	Duplex	R-2 (Two Family Residence)
North	Single family residence, Duplex	R-2
East	Duplex, Multi-family residence	R-2
South	Condominium, Multi-family residence	R-3 (Limited Multiple Residence)
West	Condominium, Duplex, Single family residence	R-3

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide	3- Medium Density Residential	12 to 22 du/ac	See Staff Analysis

**ENVIRONMENTAL DETERMINATION**

Categorical Exemption

**PROJECT DESCRIPTION**

The subject property is a rectangular, flat, 14,411 square foot parcel that is developed with a duplex. The project proposal is to construct a 2-story, 5-unit apartment building. The site plan depicts a 2-car garage per each unit for a total of 10 parking spaces.

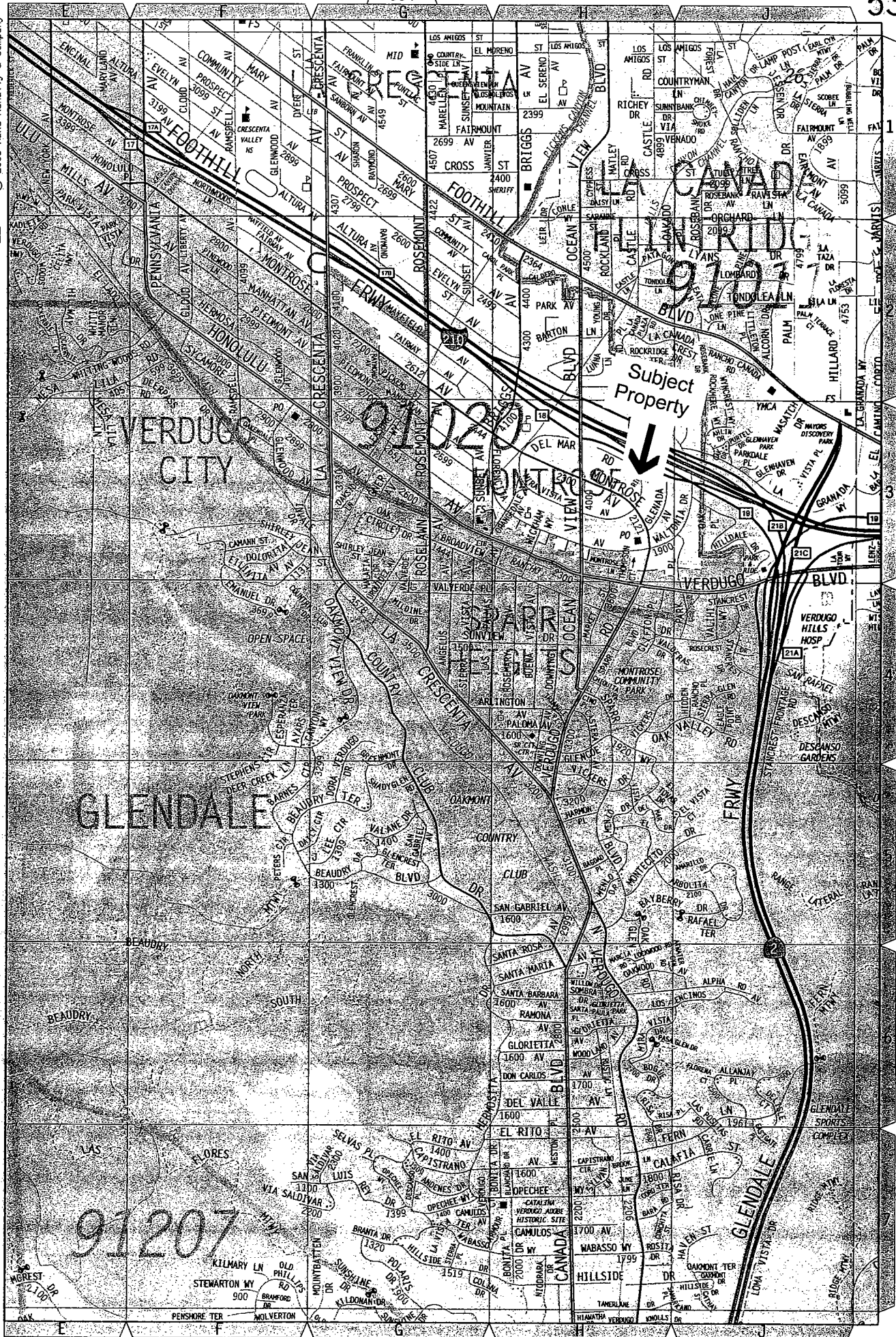
**KEY ISSUES**

- Satisfaction of Section 22.56.040 of Title 22 of the Los Angeles County Code, conditional use permit burden of proof requirements.
- Satisfaction of Section 22.44.139 of Title 22 of the Los Angeles County Code, La Crescenta - Montrose CSD requirements.
- Satisfaction of Section 22.24.110 of Title 22 of the Los Angeles County Code, Development Standards, R-2 (Two Family Residence) zone.
- Consistency with the Los Angeles County General Plan.

**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

<b>STAFF CONTACT PERSON</b>		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
<b>STAFF RECOMMENDATION (PRIOR TO HEARING)</b>		
<b>SPEAKERS*</b>	<b>PETITIONS</b>	<b>LETTERS</b>
(O) (F)	(O) (F)	(O) (F)

\*(O) = Opponents (F) = In Favor



**STAFF ANALYSIS**  
**PROJECT NUMBER R2006-03317-(5)**  
**CONDITIONAL USE PERMIT NO. 200600255-(5)**

**ENTITLEMENT REQUEST**

The applicant, Mr. Gevorg Voskanian, requests a conditional use permit to construct a five-unit apartment complex in an R-2 (Two Family Residence) zone.

**PROJECT DESCRIPTION**

The applicant proposes to construct five, townhouse type, two-story apartments on a 14,411 square foot lot. Each unit will have three bedrooms and two bathrooms with a subterranean garage that can accommodate up to three cars. The development consists of one 2-unit structure and one 3-unit structure. Approximately 5,337 square feet or 36% of the lot will be covered by the proposed structures and 3,128 square feet or 22% will be landscaped. An existing single-family residence and detached second unit will be demolished to accommodate the proposed development. The subject property is within the La Crecenta-Montrose Community Standards District.

**DESCRIPTION OF SUBJECT PROPERTY**

Location: 2128 Glenada Avenue, near Montrose Ave in the unincorporated community of La Crecenta-Montrose, within the Montrose Zoned District.

Physical Features (topography, vegetation): The 14,411-square foot lot is rectangular and has a slightly sloping topography. The site is currently developed with a single-family residence, second unit and landscaping.

Access: The driveway is located on Glenada Avenue.

**EXISTING ZONING**

Subject Property: R-2 (Two Family Residence)

Surrounding Properties:

North: R-2 (Two Family Residence)

East: R-2

South: R-3 (Limited Multiple Residence)

West: R-2

**EXISTING LAND USES**

Subject Property: The subject site is developed with a single-family residence and a second unit.

Surrounding Properties:

North: Single-family residence, duplex, triplex



East: Duplex, multi-family residence, single family residence  
South: Multi-family residence  
West: Single-family residence, duplex

### **LOS ANGELES COUNTYWIDE GENERAL PLAN**

The land use policy designation for the subject property is "3" – Medium Density Residential, which allows for 12 to 22 dwelling units per acre. The subject property is .33 acres and the maximum density allowed by the land use policy is 7.3 units. The project's proposed density is 5 units; this is less than the maximum density allowed by the General Plan's land use policy for the subject property.

The following goals and policies of the General plan are applicable to the subject property and serve as development guidelines.

- "Encourage development of well designed twinhomes, townhouses and garden apartments, particularly on by-passed parcels within existing urban communities." (General Plan Land Use Policy 3, Page LU-3)

*The subject site is located in a developed, urban area surrounded by a mix of single family residences, duplexes, triplexes, and multi-family residences. To promote compatibility with the surrounding land uses and consistent with the multi-family housing development and design standards articulated in the CSD, the proposed development was redesigned to be a craftsman style, townhouse type development.*

- "Concentrate well designed high density housing in and adjacent to centers to provide convenient access to jobs and services without sacrificing livability of environmental quality." (General Plan Land Use Policy 12, LU-5)

*This development is proposed in an area identified for higher density housing by the General Plan Land Use Policy category and in an area zoned mostly R-2 and R-3 (Limited Multiple Residences). In addition, the project site is near commercial zoning along Montrose Ave, and the 210-freeway is located within a block of the subject property.*

### **SITE PLAN DESCRIPTION**

The site plan depicts a 5-unit, 2-story, townhouse type, apartment complex. Each unit has 3 bedrooms, 2 bathrooms, and a subterranean garage that can accommodate up to three cars. The apartment complex consists of two structures. One structure houses two units and is situated on the east side of the property fronting Glenada Ave. The floor area of the units in this structure is 2,441 square feet. The second structure houses three units and is situated to the rear of the property. The floor area of the units in this structure is 2,283 square feet. Private balconies are located in-between the two structures. Common patios are provided to

the rear of the property. The structural lot coverage is 37% and the front, side and rear landscaping covers 22% of the lot area.

## COMPLIANCE WITH APPLICABLE ZONING STANDARDS

### La Crescenta-Montrose Community Standards District

The La Crescenta - Montrose Community Standards District (CSD) was adopted in January 2007. The development standards in the CSD is a result of the La Crescenta - Montrose Zoning Study conducted by the Department in response to the community's concerns over multi-family developments on R-3 zoned lots. The purpose of the CSD is to "ensure that the new multi-family structures are designed to be compatible with the character of existing residential neighborhoods." (Section 22.44.139 A.)

In accordance with the CSD's purpose and to ensure the compatibility of the proposed project, although the subject property is zoned R-2, staff applied the CSD's provision for multi-family housing development and design standards for R-3 zone to the proposed project, as well as, R-2 base zone by-right development standards. The proposed project meets the development standards specified in the CSD and R-2 base zone as follows:

#### Front Yards

- The CSD requires at least 50 percent of the front yard to be landscaped, at least one 15-gallon tree, and a minimum 5 feet landscaped area if the subject lot adjoins a single family or two-family residential property. The CSD permits one 26-foot wide driveway per every 100 feet of lot width, but the driveway may not be adjacent to the single-family lot.

*Only the north side of the subject property adjoins a single-family residence, a multi-family structure is located to the south and west, and street frontage to Glenada Ave is located to the east.*

*The front yard setback provided meets the depth requirement and exceeds the landscaping requirement. The proposed development provides approximately 20 feet deep, 1300 square feet front yard, of which, 895 square feet or 68 percent is landscaped. The site plan depicts an existing 28-inch tree, but it is unclear whether this tree is a 15-gallon tree. To fulfill the tree requirement, staff recommends adding a condition requiring a 15-gallon tree if the existing tree does not meet this requirement.*

*The CSD would allow a 26-foot wide driveway for the subject property. The driveway provided is 22-foot wide with an additional 8 feet of landscaping and complies with the CSD standard.*

*Also in compliance with the CSD standards, the site plan shows that at least 5 feet of the front yard adjacent to the single-family lot is landscaped; and that the driveway is located away from the single-family residential lot and is instead located on the side adjacent to the multi-family lot.*

#### Interior Side Yards

- The CSD requires interior side yards of 10 feet for the subject property and landscaping with shrubbery and or trees for the interior side yard adjoining the single-family lot. In the interior side yard adjoining the single family lot, driveway, walkways, patio slabs, other areas constructed of concrete, asphalt, or similar material, uncovered porches, platforms, landings, and decks are prohibited.

*The interior side yard setback adjoining the single-family lot ranges from 9 feet to 11 feet. Although this area is landscaped with shrubs and trees, the site plan depicts access ramp, walkway, and stairwell to the motor court below. Staff recommends that these hardscape elements be removed as required by the CSD. Instead, this area should be landscaped and maintained as a buffer to the adjoining single-family residential lot. Staff recommends granting relief from the uniform 10 feet interior side yard requirement and allow the side yard setback to vary from 9 feet to 11 feet as depicted in the site plan because of constraints necessitated by site topography and design.*

#### Rear Yards

- If the rear yard adjoins a single-family or two-family residential lot, an accessory structure is not permitted in the rear yard. The rear yard is required to be at least 10 feet wide and landscaped with shrubbery or trees and at least one tree has to be provided for every 250 square feet of the landscaped area.

*No accessory structure is proposed. The rear yard depth provided by the project is at least 28 feet and the rear yard has a landscaped area of approximately 1300 square feet; thus the CSD requires at least 5 trees. The project provides five trees in the rear yard setback as required.*

#### Structure Height and Setback

- The CSD requires that for every two-feet exceeding 25 feet of structure height for the side adjoining a single-family residence or a two-family residence, the interior side yard side is required to be set back an additional foot.

*The north elevation (the only side adjoining the single family residential lot) is 27 feet and 10 inches for the structure in the front and 26 feet for the structure at the rear. Thus the required side yard setback on the side adjoining the single family residential lot is 11 feet. Staff noted earlier that this side yard setback ranges from 9 feet to 11 feet because of the shape of the parcel and building design. Staff*

*recommends that the Commission finds that the side yard setback provided is adequate.*

Open Space

- The CSD requires that where a lot or parcel of land is developed with four or more dwelling units, open space is required to be provided at a ratio of not less than 150 square feet per dwelling unit. At least 50 percent of this open space is required to be clustered in one common area with a minimum dimension of 15 feet by 25 feet. The open space may include required yard and private area such as patios or balconies.

*The required open space for the proposed 5 units is 750 square feet. The proposed project's open space exceeds CSD requirements. Total landscaping provided on the subject property is 3,128 square feet. In addition, approximately 450 square feet of common open space consisting of patios and barbecue grills, and approximately 800 square feet (24' x 34') of private balconies are provided.*

Building Design

- Where a lot or parcel of land is not more than 100 feet in average width, not more than one garage entrance may be placed on the front of a building, and such garage entrance may not exceed 26 feet in width.

*Access to the garage is provided by a 22-foot wide driveway.*

- For each building that fronts a public street, at least one window and one entrance are required to be placed on the building's wall that faces the street. The entrance is required to be framed in a decorative portico.

*The two-unit structure is the only structure fronting Glenada Ave. Windows and a front entrance facing the street are provided as required.*

- Building walls exceeding 30 feet in length shall be articulated by use of patios, balconies, and/or bay windows extending not less than three feet from the building wall. Alternative building projections and recessions may also be used to articulate building walls subject to the approval of the director.

*The east elevation fronting Glenada Ave is 35 feet from the excavated grade; therefore, two verandas are provided.*

- A pitched roofline along all sides of any building with a slope of not less than 1:3 is required. Roofline is required to be broken into smaller sections by use of decorative elements such as dormers, gables, or eyebrows.

*The roofline is pitched at a 1:3 ratio. Windows housed in gable provide relief to the pitched roof as required.*

Landscaping

- The CSD requires landscaping to be irrigated by a permanent watering system and maintained with regular pruning, weeding, fertilizing, litter removal, and replacement plants as necessary.

*Staff recommends that this provision be added as a condition of approval.*

**R-2 Zone Development Standards**

Minimum Required Area Per Unit

- Section 22.20.200 of the Los Angeles County Code requires a Conditional Use Permit for an apartment building located in an R-2 zone, provided that each unit have a required lot area of no less than 2,500 square feet.

*The subject lot size is 14,411 square feet. This divided by 5 units results in a lot area of 2,880 square feet per each unit and thus meets the minimum required area per unit requirement.*

Height Limits

- Section 22.20.210 states that "every residence and every other building or structure in Zone R-2 shall have a height of not to exceed 35 feet above grade, except for chimneys and rooftop antennas."

*The maximum height of the proposed structures does not exceed 35 feet. The elevations are as follows:*

- North elevation: 27 feet 10 inches
- South elevation: 29 feet
- East elevation: 35 feet
- West elevation: 35 feet.

*The elevations vary because of the slightly sloping topography and measurements taken from excavated grade versus existing grade.*

Parking

- Section 22.20.230 provides that "premises in zone R-2 shall provide parking facilities as required by Part 11 of Chapter 22.52." The parking requirement for an apartment building is tied to the number of bedrooms. Each apartment having two or more bedrooms is required to provide one and one-half covered, plus one-half uncovered parking spaces.

*The subject property is required to provide two parking spaces. Three covered parking spaces will be provided by a subterranean garage for each unit. The applicants revised the project to provide more than the required parking in response to comments from neighbors.*

### **BURDEN OF PROOF/FINDINGS**

#### Conditional Use Permit Burden of Proof

The applicant is required to substantiate to the satisfaction of the Regional Planning Commission the facts as provided in Section 22.56.040 of the Los Angeles County Code. The applicant's response to the Burden of Proof is attached. It is Staff's opinion that the applicant has met the Burden of Proof.

**The applicant's responses are attached.**

### **ENVIRONMENTAL DOCUMENTATION**

The Department of Regional Planning has determined that a Categorical Exemption, Class 3 (New Construction or Conversion of Small Structures), is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements.

### **COUNTY AGENCY COMMENTS AND RECOMMENDATIONS**

#### Department of Public Works

In a letter dated June 18, 2008, Department of Public Works recommends additional conditions regarding sewer, water, right of way and road improvements, and street lighting. This letter is attached to the draft conditions of approval and compliance with the letter is recommended as a condition of approval.

#### Fire Department

In a letter dated August 13, 2008, the Fire Department cleared the case for a public hearing, but added that prior to building permit issuance, approval of architectural drawings by Fire Prevention Engineering is required.

### **OTHER AGENCY COMMENTS AND RECOMMENDATIONS**

No comments received.

### **LEGAL NOTIFICATION/COMMUNITY OUTREACH**

The hearing notice was mailed to the applicant, 374 neighbors within a 1000-foot radius of the project site, and 6 other interested parties on August 28, 2008. Required case materials were mailed to the Montrose-Crescenta Valley Library on August 30, 2008 and again faxed to the same library on September 8, 2008. Newspaper advertisements were published in News-Press and LA Opinion on August 30, 2008.

### **PUBLIC COMMENTS**

Four persons submitted written comments in opposition to the proposed project. Concerns raised are possible decrease in property value, increase in traffic, and the compatibility of the multi-family housing to the existing neighborhood. (Letters attached.)

The Crescenta Valley Town Council also submitted a letter dated May 17, 2007 in opposition to the proposed project citing the public forum the Town Council held, in which, 20 people provided statements in opposition to the project and 11 additional persons opposed the project. (Letter and statements attached.)

The applicant held a neighborhood open house at the project site on July 12, 2008. The applicant submitted signatures of 23 individuals who support the proposed project. (Signatures attached.)

### **STAFF EVALUATION**

The applicant requests the construction of a 5-unit apartment complex in an R-2 zone in the unincorporated community of La Crescenta-Montrose and within the La Crescenta-Montrose Community Standards District. The project is compatible with base zoning regulations and the CSD development standards for multi-family housing. The CSD was adopted in January 2007 and reflects the zoning study conducted in response to the community's concerns over multi-family housing. The zoning study analyzed the impacts of multi-family housing on infrastructure and traffic assuming maximum theoretical build out of lots zoned R-3. The study found that many of these lots are already built out; thus, even theoretical build out would not have a significant impact on infrastructure and traffic. However, the study concluded that development standards and design elements were appropriate to preserve the character of the existing neighborhood and ensure compatibility of the new multi-family housing. Therefore, the CSD articulates development and design standards for multi-family housing. The proposed development is located within the study area and given this history, the CSD's R-3 zone development standards were applied to the proposed project, which is zoned R-2. The proposed project meets the more restrictive multi-family housing development standards and design standards required in the CSD.

### **FEES/DEPOSITS**

If approved as recommended by staff, the following fee will apply:

#### Department of Regional Planning, Zoning Enforcement:

Cost recovery deposit of \$450 to cover the cost of three recommended zoning enforcement inspections. Additional funds would be required if violations are found on the subject property.

Library Mitigation

A public library mitigation fee of \$4,000 (\$800 per dwelling unit) shall be required.

**STAFF RECOMMENDATION**

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing.

If the Regional Planning Commission finds the request satisfies the zone change burden of proof and the conditional use permit burden of proof requirements, then staff recommends **APPROVAL** of Conditional Use Permit No. 200600255-(5) subject to the attached conditions.

**SUGGESTED APPROVAL MOTION**

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND APPROVES CONDITIONAL USE PERMIT NO. 200600255-(5) WITH FINDINGS AND CONDITIONS."
--

Prepared by Mi Kim, Principal Regional Planning Assistant  
Reviewed by Mark Child, AICP, Supervising Regional Planner

Attachments:

Factual  
Vicinity Map  
Draft Findings  
Draft Conditions of Approval and Other Department Conditions and Comments  
Conditional Use Permit Burden of Proof  
Public Comment Letters  
Site Photos  
Site Plan, Floor Plan and Elevations  
Land Use Map  
GIS Map

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10/8/08



## **FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES**

**PROJECT NUMBER R2006-03317-(5)  
CONDITIONAL USE PERMIT NO. 200600255-(5)**

### **REQUEST:**

The applicant, Mr. Gevorg Voskanian, requests a conditional use permit to construct a five-unit apartment complex in an R-2 (Two Family Residence) zone. Subject lot is 14,411 square feet and the proposed development consists of two, craftsman style, townhouse type structures, one with 2-units and the other with 3-units. The subject property is located within the La Crescenta-Montrose Community Standards District (CSD) and subject to development and design standards contain in the CSD for a multi-family housing. An existing single-family residence will be demolished for the new construction.

**REGIONAL PLANNING COMMISSION HEARING DATE: October 8, 2008.**

### **PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:**

#### Findings

1. The applicant requests a conditional use permit to construct a five-unit apartment complex in the R-2 zone.
2. The property is located at 2428 Glenada Ave within the Montrose Zoned District and subject to the La Crescenta-Montrose Community Standards District.
3. The subject property is zoned R-2 (Two Family Residence). The surrounding zoning is R-2 to the north, east, and west, and R-3 (Limited Multiple Residence) to the south.
4. The existing single family residence will be demolished and two new structures will be constructed. One structure will house two, 3 bedroom, 2 bathroom units with subterranean garage, the other structure will house three similar units.
5. The land use designation for the subject property within the Los Angeles County General Plan is "3"- Medium Density Residential, which allows for 12 to 22 dwelling units per acre. The proposed project is consistent with the General Plan's land use policies.
6. The proposed project is located in R-2 zone, but because it is a multi-family housing, it is subject to and complies with development and design standards

articulated in the La Crescenta – Montrose CSD for multi-family housing in the R-3 zone.

7. The Commission finds that the side yard setback provided, on the side adjoining the single family residential lot and ranging from 9 to 11 feet instead of the required 10 feet, is consistent with the CSD requirements and adequately buffers said project from the single family residential lot.
8. The R-2 base zone allows height of up to 35 feet; the project meets the base zone height requirement.
9. The applicant provided an extra covered parking space, for 3 parking spaces per unit, in response to neighbors' concerns about off-street parking.
10. The subject property is located within the Library Facilities Mitigation Fee Planning Area 3, and is subject to a mitigation fee of \$800 per dwelling unit.
11. The subject property is subject to three zoning inspections to ensure compliance with the conditions of approval.
12. The proposed project was deemed categorically exempt from the requirements of the California Environmental Quality Act under Class 3 (New Construction or Conversion of Small Structures) exemption.
13. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
14. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, REGARDING THE CONDITIONAL USE PERMIT BURDEN OF PROOF, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the requested use at the location proposed will not:
  1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or

2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
  3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- C. That the proposed site is adequately served:
1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
  2. By other public or private service facilities as are required.

AND, THEREFORE, the information submitted by the applicant and presented at the hearing substantiates the required findings a the conditional use permit and zone change as set forth in Section 22.56.090 and Section 22.16.100 of the Los Angeles County Code (Zoning Ordinance).

#### REGIONAL PLANNING COMMISSION ACTION

In view of the findings of fact presented above, Conditional Use Permit No. 200600255-(5) with findings and conditions is **APPROVED**.

c: Each Commissioner, Zoning Enforcement, Building and Safety

#### VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

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10/8/08

This grant authorizes the construction of a 5-unit apartment complex in an R-2 zone in accordance with the approved Exhibit "A" and subject to the following conditions:

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition Number 7, and until all required monies have been paid pursuant to Condition Number 8.
3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate reasonably in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

5. This grant will expire unless used within 2 years from the date of approval. A one-year time extension may be requested in writing and with payment of the applicable fee at least six (6) months prior to the expiration date.
6. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the property owner or permittee shall **record the terms and conditions** of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of \$450. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for three (3) annual inspections. Inspections shall be unannounced.  
  
If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.
9. Pursuant to Chapter 22.72 of the County Code, the permittee shall pay a fee to the County of Los Angeles Public Library in the amount of \$800 per dwelling unit (\$800 x 5 units = \$4,000), or the amount required by Chapter 22.72 at the time of payment, if different. The applicant shall provide proof of payment to the

Department of Regional Planning prior to the issuance of building permits. The permittee may contact the County Librarian at (562) 940-8430 regarding payment of fees.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
11. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
12. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
14. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.
15. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
16. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was not approved by the Department of Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises.
17. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, a Revised Exhibit "A" shall be submitted to the Department of Regional Planning within sixty (60) days of the date of approval for the Conditional Use Permit.

18. No outside storage facility of any kind on the subject property is provided by this grant.
19. Recreational vehicles, motor homes, and trailers are prohibited from parking within any required yard/setback area or driveway.
20. Outdoor lighting shall be designed so as to direct light and glare only onto the facility premises. Said lighting and glare shall be deflected, shaded and focused away from all adjoining properties. Outdoor lighting shall not exceed an intensity of one foot-candle of light throughout the facility. Wherever feasible, sensor lighting shall be installed and only minimal lighting shall be used after 10 p.m. nightly.
21. The permittee shall maintain all landscaping in a neat, clean and healthy condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation, for irrigation of all landscaped areas except where there is turf or other ground cover.
22. All outdoor trash containers shall be covered and all trash enclosure areas shall be screened from public and private view corridors by landscaping, berms, compatible structures, or combination of these.
23. The permittee shall provide at least one 15-gallon tree in the front yard setback, if such a tree does not already exist.
24. There are more than one detached structures on the subject property; a Covenant in Lieu of Parcel Map shall be filed to ensure that the structures are sold separately unless it is subsequently subdivided according to Title 21 of the Los Angeles County Code and in compliance with Title 22 of the same.
25. The permittee shall comply with all conditions of the Los Angeles County Department of Public Works letter dated June 18, 2008, or as otherwise required by the said Department.
26. The permittee shall comply with all conditions of the Los Angeles County Fire Department letter dated August 13, 2008, or as otherwise required by the said Department.
27. The construction of the proposed use shall be further subject to all of the following conditions:

- a. During construction, the permittee and its contractor shall comply with Sections 12.12.010 – 12.12.100 of the Los Angeles County Code regarding building construction noise;
- b. All materials graded shall be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day. All clearing, grading, earth moving or excavation activities shall cease during periods of high winds (i.e. greater than 20 mph averaged over one hour) to prevent excessive amounts of dust. Any materials transported offsite shall be either sufficiently watered or securely covered to prevent excessive amounts of dust;
- c. Construction and routine maintenance of the facilities shall take place between the hours of 9:00 a.m. to 5:00 p.m. Monday through Friday only. Unscheduled non-routine maintenance is permitted outside these hours when facilities are destroyed, damaged or stop functioning properly;
- d. Limited outdoor storage during construction shall be permitted on the site in compliance with requirements of Part 7 of Section 22.52 of the County Code;
- e. All temporary signage shall comply with Part 10 of Section 22.52 of the County Code; and

Attachments:

Department of Public Works Conditions letter dated June 18, 2008  
Fire Department Conditions letter dated August 13, 2008

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10/8/08





# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

DEAN D. EFSTATHIOU, Acting Director

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

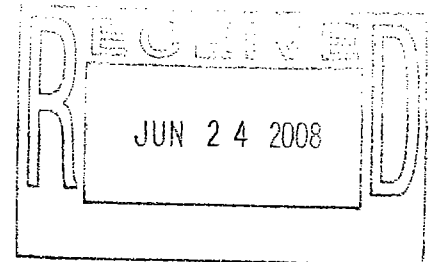
June 18, 2008

IN REPLY PLEASE  
REFER TO FILE: LD-1

TO: Mark Child, AICP  
Zoning Permits I Section  
Department of Regional Planning

Attention Mi Kim

FROM: Letty Schleikorn *MLS*  
Subdivision Management Section  
Land Development Division



**CONDITIONAL USE PERMIT (CUP) REVIEW AND COMMENT**  
**CUP NO. RCUP200600255**  
**PROJECT NO. R2006-03317-(5)**  
**2128 GLENADA AVENUE, MONTROSE**

- ☒ Public Works recommends approval of this CUP.
- ☐ Public Works does **NOT** recommend approval of this CUP.

We reviewed the revised site plan for the subject CUP in the unincorporated area of Montrose in the vicinity of Glenada Avenue and Montrose Avenue. The permit is to construct a five unit apartment building in R2 Zone.

Upon approval of the permit, we recommend the following conditions:

1. Sewer

The project shall conform to the design standards and policies of Public Works in particular, but not limited to, the following items:

- 1.1. The developer shall install separate house laterals to serve each building in the project.

- 1.2. Submit a statement from Crescenta Valley Water District indicating that there is adequate sewer capacity in the existing sewer system, that financial arrangements have been made, and that the sewer system will be allowed to connect to the Crescenta Valley Water District.
- 1.3. Obtain a Will Serve letter from the Crescenta Valley County Water District for the discharge of sewer into the sewers trunk line.

For questions regarding the sewer requirements above, please contact Imelda Ng at (626) 458-4921.

## 2. Water

This project shall conform to the design standards and policies of Public Works in particular, but not limited to, the following items:

- 2.1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the project, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
- 2.2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, that under normal conditions the system will meet the requirements for the project, and that water service will be provided to each building.
- 2.3. Submit landscape and irrigation plans for the common area in the project, with landscape area greater than or equal to 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

For questions regarding the water requirements above, please contact Lana Radle at (626) 458-4921.

## 3. Right of Way and Road Improvement Requirements

- 3.1. Repair any displaced, broken, or damaged curb, gutter, sidewalk, driveway apron, and pavement along the property frontage on Glenada Avenue to the satisfaction of Public Works.

- 3.2. Plant street trees on Glenada Avenue. Existing trees in dedicated, or to be dedicated, right of way shall be removed and replaced if not acceptable as street trees.
- 3.3. Construct driveway including adequate landing of 4 percent maximum for 20 feet at the southerly corner of the property to the satisfaction of Public Works.
- 3.4. Construct the proposed driveway with adequate line-of-sight for exiting vehicles and pedestrians on sidewalk to the satisfaction of Public Works.
- 3.5. Acquire street plan approval or direct check status before obtaining grading permit.
- 3.6. Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

For questions regarding the road improvements items above, please contact Andy Narag at (626) 458-5916.

#### 4. Street Lighting Requirements

- 4.1. Provide street lights on concrete poles with underground wiring along the property frontage on Glenada Avenue to the satisfaction of Public Works. Submit street lighting plans showing all existing lights along with existing and/or proposed underground utilities plans as soon as possible to the Street Lighting Section of Traffic and Lighting Division.
- 4.2. Upon approval of the CUP, the applicant shall enter into a secured agreement with the County of Los Angeles for the installation of the street lights in the amount of \$30,000.00. The applicant shall comply with the conditions listed below in order for the lighting districts to pay for the future operation and maintenance of the street lights. The street lights shall be installed per approved plans prior to issuance of Certificate of Occupancy.
- 4.3. All street lights in the project, or approved project phase, must be constructed according to Public Works-approved plans. The contractor shall submit one complete set of As-built plans. Provided the above conditions are met, the lighting districts can assume responsibility for the operation and maintenance of the streets lights by July 1 of any given year, provided all

Mark Child, AICP  
June 18, 2008  
Page 4

street lights in the project, or approved project phase, have been energized and the developer has requested a transfer of billing at least by January 1 of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met.

For questions regarding the street lighting items above, please contact Jeff Chow at (626) 300-4752.

If you have any other questions or require additional information, please contact Simin Agahi at (626) 458-4910.

SA:ca

P:/LDPUB/SUBMGT/CUP/PROJECT R2006-03317(5)\_CUP200600255\_2128 GLENADA AVE\_2.DOC



**COUNTY OF LOS ANGELES**  
**FIRE DEPARTMENT**

5823 Rickenbacker Road  
Commerce, California 90040

**DATE:** August 13, 2008

**TO:** Department of Regional Planning  
Permits and Variances

**PROJECT #:** CUP R2006-03317

**LOCATION:** 2128 Glenada Avenue Montrose, CA 91020

- ☐ The Fire Department Land Development Unit has no additional requirements for this permit.
- ☐ The required fire flow for this development is \_\_\_\_ gallons per minute for \_ hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
- ☐ Verify / Upgrade \_\_ 6" X 4" X 2 1/2" fire hydrant, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- ☒ **Comments:** THIS PROJECT IS CLEARED BY THE FIRE DEPARTMENT FOR PUBLIC HEARING.
- ☒ **Location:** Fire Flow is adequate for this project
- ☒ **Access:** Access is adequate for this project.
- ☒ **Special Requirements:** Prior to building permit issuance, approval of architectural drawings is required by Fire Prevention Engineering. Please contact them at (323) 890-4125 with any questions regarding submittal requirements.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office @ (323) 890-4243.

**Inspector:** *Scott Jaeggi*

Co.CUP 06/07

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783

REVISED: AUGUST, 2008

Conditional Use Permit Case No. RCUP200600255  
Project No. R2006-03317-(5)  
2128 Glenada Avenue, Montrose

### **Burden of Proof**

- A. That the requested use at the location proposed will not:**
- 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or**
  - 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or**
  - 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.**

The proposed new 5-unit multi-family residential development will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. The 14,411 square foot lot is currently developed with two units in R2 Residential Zone. On March 6, 2008 a demolition permit was issued to demolish the existing structures on the property. The proposed project was exempt under California Environmental Quality Act (CEQA) Article 19 Categorical Exemption- Section 15301- Existing Facilities for projects with less than 6 residential units. It has been proven overtime that a 5-unit residential development does not adversely affect the surrounding residents in a multi-family zone.

The proposed project will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site. The proposed development is designed in a sensitive manner taking into consideration the adjacent properties and the neighborhood character. The project architect designed a Craftsman style architecture similar to the house that is currently located at the front of the property and also compatible with other building designs in the neighborhood. The proposed building is two-story above subterranean parking which meets the current code required building height and setbacks. Sufficient open space area is also designated at the rear and side of the property to allow open area between the new project and the existing multi-family building to the south and west. Therefore, the proposed project is compatible in mass, scale, and bulk with the adjacent buildings.

The proposed project will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare since it has been proven throughout time that small developments such as this would not impact the environment.

Furthermore, the current property owners/developers have continuously maintained other apartment buildings in the community without creating any detriment to the surrounding properties or neighborhood. The project is well designed and will be

compatible with the neighborhood as presented in the drawings submitted with the Conditional Use Permit application.

In June the project team organized a neighborhood meeting where 143 property owners were notified about the proposed project and were invited to attend a neighborhood meeting. The meeting was held on July 12 at the subject site to provide opportunity for the neighbors to visit the project site, to review the proposed project, and to provide comments both verbal and written. About 30 neighbors attended the neighborhood meeting, including two newspaper reporters from a local newspaper, to review the project details and provide comments to the project team. As a result of the neighborhood comments, the project team added one additional parking space (3 spaces total for each of the five units) above and beyond the Code required number of parking space to make sure that any perceived parking shortage on Glenada Avenue is mitigated.

**B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.**

The existing infill, multi-family lot is adequate in size and shape to be developed with a 5-unit residential development. The 14,411 square foot lot is sufficient to provide 5 units with the required number of parking spaces, open space- both public and private for the residents. Other than the Conditional Use Permit approval, the proposed development meets all the Zoning Code requirements for height, setback, parking, open space, etc The project also meets the goals of the County's General Plan and the intent of the La Crescenta-Montrose Community Standards District (CSD) standards and requirements which are established to ensure that new multi-family buildings are designed to be compatible with the character of existing residential neighborhood.

The granting of the Conditional Use Permit will not be contrary to the objectives of the ordinance. The standards of the multi-family residential zone are intended to promote homogeneity and compatibility amongst developments in furtherance of both providing necessary living quarters and the quality of the residential living environment. The proposed project promotes good site planning and building design compatible in mass and scale with the neighboring development.

Furthermore, The General Plan Land Use Element designated this property for residential development for Medium Density Residential. According to the 2008 Draft General Plan, "Los Angeles County continues to have a housing shortage, which adds significant burdens to the middle class, the workforce, senior citizens, and those living in poverty". Also, the Housing Element, mandated by State law says that "Cities and Counties must adequately plan to meet the existing and projected share of the region's housing needs which continues to say that "initiatives and programs

should be implemented to reduce unnecessary regulatory barriers to housing.” The intent of the Conditional Use Permit process is to ensure that the proposed 5-unit development is allowed to be built with conditions.

**C. That the proposed site is adequately served:**

- 1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and**
- 2. By other public or private service facilities as are required**

The subject site is the second property from the intersection on a small neighborhood street in Montrose area of unincorporated Los Angeles County just south of the 210 Freeway. Glenada Avenue which is a 70 foot right of way street intersects Montrose Avenue, a commercial street thoroughfare. The proposed development will not generate significant impact on Level of Service or congestion on Glenada Avenue or other streets in the area. The existing site has been developed with two units since 1914 and is currently being served by public and private facilities. By adding three additional units on the property the traffic will not significantly increase on Glenada Avenue. According to Trip Generation, Institute of Transportation Engineers, 7<sup>th</sup> Edition, 2003, the existing site generates about 20 trips on a given weekday. Five new units (3 additional) as an apartment building will only generate 33 trips since trip generation is higher for single family dwelling units than trip generation for apartments.

The County Departments have reviewed the proposed project and had no major concerns regarding the design of the building, the location of the driveway, parking, or traffic. The developer will comply with the list of Public Works Department conditions listed in June 18, 2008 letter.

Adequate public and private facilities such as utilities, parking spaces, and traffic circulation measures are provided and will be maintained for the proposed use. Public and private infrastructure, off street parking, and utilities are in place. Furthermore, the project added a third parking space for each of the units above and beyond the Code required two spaces to ensure that on-street parking would not be impacted by the addition of the three units.





# Crescenta Valley Town Council

yourtowncouncil.org  
P.O. Box 8676  
La Crescenta, CA 91224-0676  
(818) 248-9387

RECEIVED

MAY 21 2007

Supervisor Michael Antonovich  
215 N. Marengo Avenue, Suite 120  
Pasadena, CA 91101-1505

Supervisor Antonovich  
Pasadena Office

(VTC 2007) file

Grace Andrus  
President

May 17, 2007

Krista Smiley  
Vice President

RE: 2128 Glenada Avenue, Montrose, CA 91020

Dear Supervisor Antonovich:

Charles Beatty  
Recording Secretary

Steve Pierce  
Treasurer

Robert Thomas  
Corresponding  
Secretary

## COUNCIL MEMBERS

Bruce Campbell

Curtis Clevon

Danette Erickson

Sharon Raghavachary

Frank Beyt,  
alternate

Dennis Van Bremen,  
alternate

Virginia Choate,  
alternate

The CVTC Land Use Committee held a public forum regarding the above property on May 3, 2007 from 6:01-7:15 PM where we heard statements from the owner/developer and from 20 people, with an additional 11 individuals stating they "oppose." There were a total of between 50 and 60 people in attendance. Elevation drawings were presented. Public comments follow on the next page.

The Council agreed at the Executive Meeting, which directly followed the Land Use Meeting, and approved with a vote at our General Meeting that the granting of a conditional use permit for this property is inappropriate.

Thank you for your consideration of our community.

Sincerely,

*Grace JB Andrus*

Grace Andrus  
President

CC: Adrienne Ng  
Zoning Permits I Section  
County of Los Angeles Regional Planning  
320 West Temple Street, Room 1348  
Los Angeles, CA 90012

*"The Community That Cares"*

Public Community Response for proposed development at 2128 Glenada Avenue, Montrose, CA

Name	Address	Comments/Concerns
Bill Case	5 Mountain Oaks La Crescenta	He is a property owner of a complex on Montrose Avenue and doesn't feel this is reasonable development. There needs to be more off street parking available. People park on street and use garages for other things. 3 bedroom units will overburden neighborhood.
Nina Beyt	2207 Del Mar Road Montrose	This development is allowed by the County specific plan. As long as the requirements are fulfilled, we should let him build. It's not right to deny a person these rights.
Bruce Gunnell	3914 1/2 Park Place, Montrose	Wants low density and slow growth. Laments the loss of any single family dwelling. Important to connect with the past. Anything 50 years old should be preserved.
Gary Gibson	2144 Glenada Avenue Montrose	Lives two doors up from the project and doesn't want an apartment building there. This one will make way for the next one and the next one. He will be adding a second story himself. Concerned about traffic, congestion, and parking issues.
J. Guinn	2143 Montrose Avenue #103 Montrose	Just said "I oppose."
Marina McCoppin	2143 Montrose Avenue #101 Montrose	Dining room and balcony faces the property. There is too much noise and partying by the current tenants. Five units next door will disturb quality of sleep.
Mike Lawler	2717 Altura Avenue La Crescenta	Opposed to the C.U.P. Feels the development will ruin the neighborhood. Asked if there was any guest parking. Asked why the existing building was not remodeled and then rented out.
Bob Williams	2143 Montrose Avenue #1 Montrose	Just said "I oppose."  (Why unit 1 when the others are 101, etc?)
Eileen Goetz	2143 Montrose Avenue #309 Montrose	Just said "I oppose."
Kelly Green	2143 Montrose Avenue #105 Montrose	Lives next door. The house has been allowed to deteriorate. Hates to see renters coming into neighborhood, because they show less pride of ownership than owners. Therefore, overall property value would decline. The proposed building is beautiful, architect took into consideration neighborhood.
Kenneth Chu	2141 Glenada Avenue Montrose	Just said "I oppose."
Stuart Byles	4825 Janvier Way La Crescenta	On behalf of the Historical Society, this would have been restored if it was in Pasadena. It is the oldest home in Montrose. (NOTE: Council was told by others it is the second oldest.) Should not be R2. The design does have good sensitivity to the craftsman style but not with ledge stone.
Randy Johnson	3353 Mills Avenue Glendale	The proposed apartment will make property values go down. Doesn't believe in telling people what they should and should not do but it does affect the homes around it with all of them losing money.
Larry Widdis	2168 Glenada Avenue Montrose	If more off street parking is provided he would support the project.
Kathleen Boss	2152 Glenada Avenue Montrose	Developer wants maximum density for maximum profits. Renters have a different sensibility than homeowners, and the street would be affected. Likes style of design but would prefer to have 2-3 units only.
Elena Valencia	2149 Glenada Avenue	Owens Craftsman on street. If we don't stop the building, the street will look like South Glendale.
Barbara Molloy	2127 1/2 Glenada Avenue Montrose	Just said "I oppose."
Linda Castillo	8718 Yates Street Sunland	Just said "I oppose."
John Castillo	8718 Yates Street Sunland	Owens property next door (which he rents out). The design is beautiful but does not fit on the street. Apartments will change neighborhood and his property value will

ATTN: MI KIM

FAX (213) 626-0434

September 10, 2008

The Regional Planning Commission  
320 West Temple Street  
Room 1350  
Los Angeles, CA 90012

Re: Project No. R2006-03317-(5) Conditional Use Permit No. 200600255-(5)  
2128 Glenada Avenue, Montrose

Attention: Mi Kim,

I am the owner of my residence in the condominium development next to the subject property. I have lived here since January 1997. I purchased my residence because of the charm of Montrose and the convenience of nearby services. I have lived in Glendale for 40 years and my 64 year old husband who resides with me has been in Glendale since 1945.

The subject proposal is to tear down a Single Family Residence and Guest House. The subject lot is approximately 10 feet from our dining room window with a clear view of the San Gabriel Mountains.

I am against the proposed 5 unit apartment development for the following reasons:

1. Project will possibly decrease my property value. A 5 unit apartment house is non-conforming for the street which is primarily detached single family residences.
2. Auto traffic would be increased in addition to significant impact of recent condominium development in the area.
3. This property is zoned R-2 and is currently being used for 2 units. There is a reason for the zoning. The intended character the Montrose neighborhood will be adversely affected by this development.

  
Marina McCeppin  
2143 Montrose Avenue, Unit 101  
Montrose, CA 91020  
(818) 957-4929

SEPTEMBER 2, 2008

SEP - 1 2008

COUNTY OF LOS ANGELES

PROJECT NO. R2006-03317-(5)

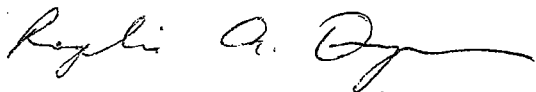
CONDITIONAL USE PERMIT NO. 200600255-(5)

DEAR MS. MI KIM :

I AM WRITING TO CONVEY MY DISAPPROVAL AND PROTEST TO THIS PROPOSED 5-UNIT APARTMENT COMPLEX IN 2128 GLENADA AVENUE.

THERE ARE ALREADY TOO MANY APARTMENTS IN THE AREA, AND I BELIEVE MONTROSE SHOULD STAY AS SINGLE FAMILY RESIDENCES. THIS TYPE OF PROJECT CREATES DENSITY AND PARKING PROBLEMS, AS WELL AS DETRACTS THE 'SMALL TOWN' FAMILY FEEL OF MONTROSE.

SINCERELY,



ROGELIO A. QUIZON (OWNER)

4119 RINCON AVE.

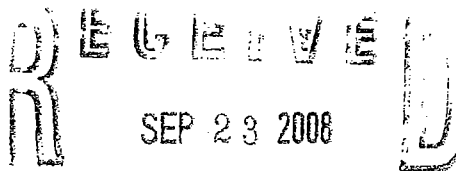
MONTROSE, CA 91020

Sept 22/08

I live adjacent to 2128 Glenada Ave. Montrose and I sincerely hope the C.U.P. for a 5 unit apartment complex in our R-2 Zone is DENIED!! What are the owners thinking? 5 apts with 3 bedrooms each means 15 bedrooms in this small area. Where will all these people and their company park? What about the noise level with that number of people? I could see 3 apts being feasible but definitely not 5 apts.

Needless to say, I object to the plans this thoughtless owner has been trying to force on our community over widespread objections by the people living in this area:

Yours Truly  
Eileen Goetz



TOMSKIN:

9/3/08

Project R 2006-03317(5)

Cond use Permit 200600255(5)

RE 2128 Glenada - Montrose

① Applicant wants to build  
5 Units Each 3 Bed Rm on  
land Zoned R-2 (which  
allows only 2 units).

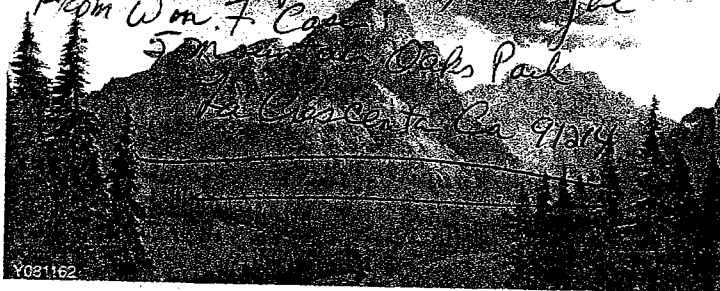
② From my experience owning  
units in the area there will  
be 1 auto per bedroom in  
the units. This would mean

15 Cars possibly - maybe

From Wm F. Carr

5000000 Oaks Park

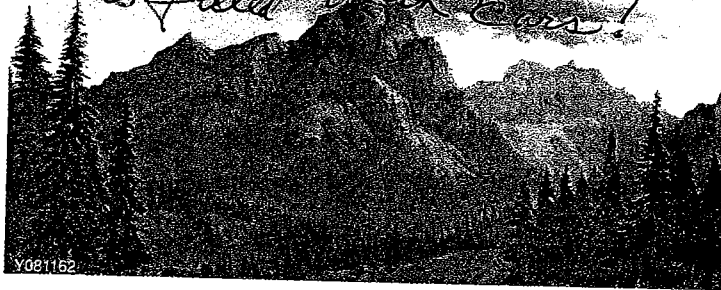
La Casa Grande Ca 91314



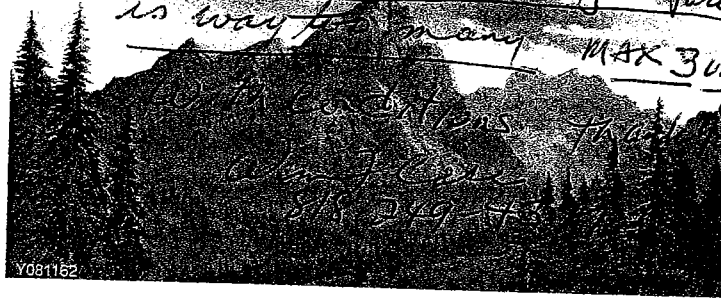
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- 2 -

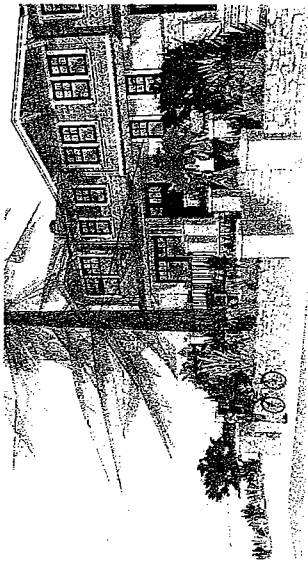
12 maybe more. ③ Also from  
experience the dwellers of  
Condo or multiple units have  
their garages filled with  
personal belongings - so they  
park their excess cars on  
the public street. ④ Grenada  
is already used by patients  
at medical bldg on Montrose  
Ave at Florencita during most  
days. Most days the street  
is filled with cars!



⑤ I believe the applicant should be allowed to build 2 (maybe 3 units) and be required to put in off street parking for guests or other occupants of the units (not for general public) only to be used for residents of subject property. Per 3 Bed Rm units on subject parcel is way too many MAX 3 units







~ 2128 Glenada Avenue ~  
5 Unit Residential Development

**If you are unable to attend the Open House...**

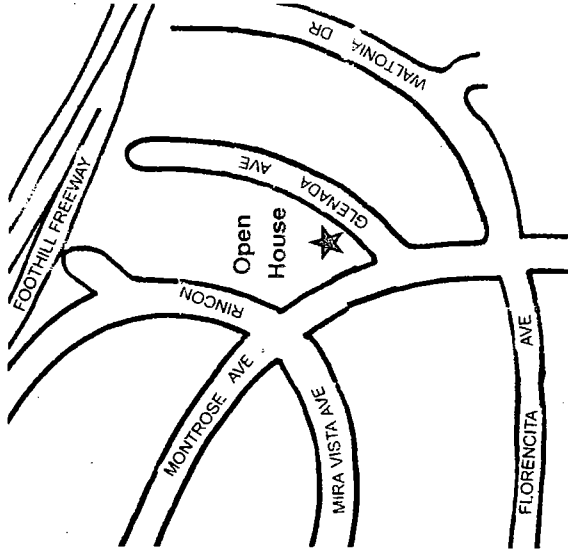
*We would still like to hear from you. We have included a self addressed stamped envelope for your comments. Please fill out the Neighborhood Response Form and mail your response in the envelope provided no later than July 9th.*

**If you are able to join us...**

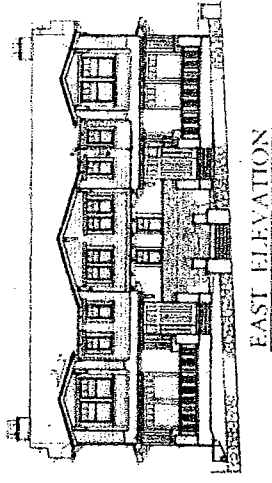
*We are looking forward to meeting you. Please bring this invitation with you to the Open House.*

*Invited guests only, please.*

*Light refreshments will be served.*



**NEIGHBORHOOD  
OPEN HOUSE**



*You are cordially invited to an informal Neighborhood Open House to review plans for a five-unit residential development to be located at 2128 Glenada Avenue.*

**Yepremian Consulting**

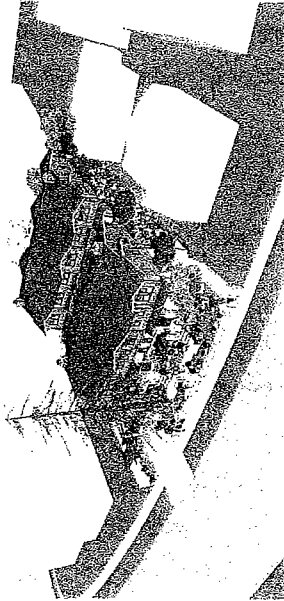
*Shoghig Yepremian is the project representative. She will present the project and field your questions and comments.*

**Bruce Labins Architect & Associates**

*Bruce Labins is the project's Architect and will have plans & model for review.*

**Williams Land Use Services**

*Janelle Williams is the project's public outreach facilitator.*



**Williams Land Use Services**

2418 Honolulu Avenue, Suite B

Montrose, CA 91020

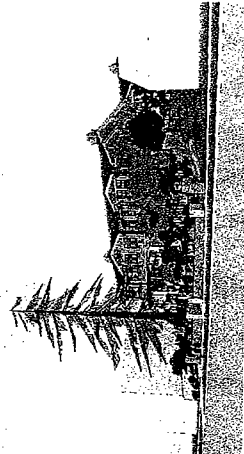
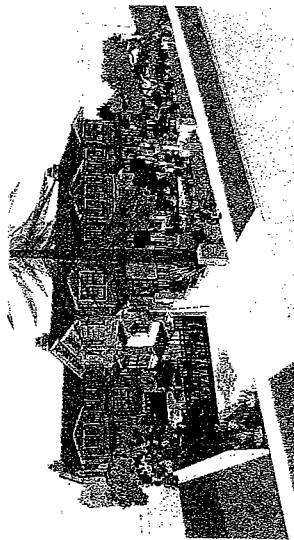
Office 818.542.4109

Fax 818.542.3172

Email: [info@williamslanduse.com](mailto:info@williamslanduse.com)

**2128 Glenada Avenue  
Development Project**

**Neighborhood  
Open House  
Invitation**



*There will be opportunity to review  
the project's plans and specifications.  
Project representatives will be there  
to answer your questions and listen  
to any concerns that you may have.*

**DATE:** July 12, 2008

**TIME:** 10:00 a.m. to 12:00 Noon

**LOCATION:** 2128 Glenada Avenue  
Montrose, CA 91020

**Glenada Neighbor Response Form**

Please choose the action that best reflects your opinion to this project, and explain in the comment section. Please return this form in envelope provided. Use additional paper if necessary.

☐ I support the project.

Comments:

☐ I do not support the project.

Comments:

Name

Address

Phone

email

*Thank You*

**Williams Land Use  
Services**

Office 818.542.4109

Fax 818.542.3172

Email: info@williamslanduse.com

Comments:

Understanding the New  
Marketing Design I Am  
In Support of this  
Project.  
Sub Set

AUG 28 2008

Name:

Fanny Bay

Address:

2207 J. Ave

Phone:

Email:

818-9570224 BayT@f77.1107

Phone:

2207 J. Ave 91020

Thanks You



We the Undersigned, support the Conditional-Use Permit for a 5-unit residential development project located at 2128 Glenada Avenue in Montrose, California.

Print Name

Signature

Mailing Address

Lila Abrahamian

*[Signature]*

2143 Montrose Ave. Apt 202  
Montrose CA 91020

NINA BEYT

*[Signature]*

2209 DEL MAR RD Montrose  
91020

IT  
NAME BEYT

*[Signature]*

2207 Del Mar Rd 91020

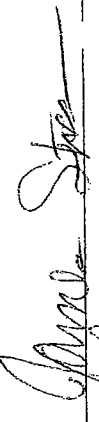
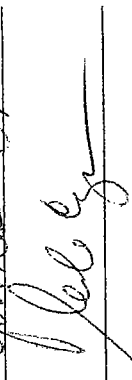
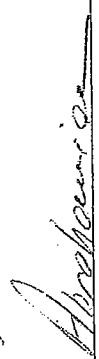
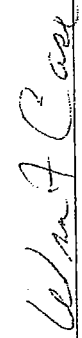



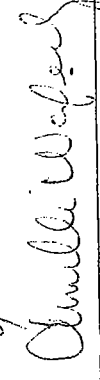


NEIGHBORHOOD OPEN HOUSE SIGN-IN SHEET  
July 12, 2008 at 2128 Glenada Avenue, Montrose, California.

Print Name

Signature

Mailing Address

AMES STANIELS		2226 Del Mar #1
MARINA McLOPPIN		P.O. Box 935 Montrose Ca 91021
Lida Abrahamian		2143 Montrose Ave. Apt 202 Montrose Cal. 91020
Bill CASE		2113-15 Glenada Montrose
DAVID VALENTA		2149 GLENADA AVE MONTROSE CA 91020
DEBBIE NICHOLAS		2143 MONTROSE #214
Carl Gibson		2144 Glenada
Camille Weserling		2127 Glenada



NEIGHBORHOOD OPEN HOUSE SIGN-IN SHEET  
July 12, 2008 at 2128 Glenada Avenue, Montrose, California.

Print Name

Signature

Mailing Address

John Wackerling		2254 Mira Vista Ave #5 Montrose	91020
E. Nilsson		2217 Montrose Ave Montrose	9102
DENNIE BALL		3906 FOREST Glen DR. CA	LACROSSENTA
Nuria BEYT Francis BEYT		2207 Del Mar Rd, Montrose	
Frank BEYT		2207 Del Mar Rd, Montrose	
Pat Larson		2123 Glenada Ave Montrose	
Evel Takorian		3240 Dorca Verdruga	
Anahis Tahmavian			



NEIGHBORHOOD OPEN HOUSE SIGN-IN SHEET  
July 12, 2008 at 2128 Glenada Avenue, Montrose, California.

Print Name

Signature

Mailing Address

CECILIA LOPEZ	<i>Cecilia Lopez</i>	<i>cllopez@clayton.com</i>	71
<del>David Fornesi</del>	<del><i>David Fornesi</i></del>	<del><i>2137 - GLENADA AVE</i></del>	
DAVID NICHOLAS	<i>David Nicholas</i>	<i>2143 Montrose St</i>	

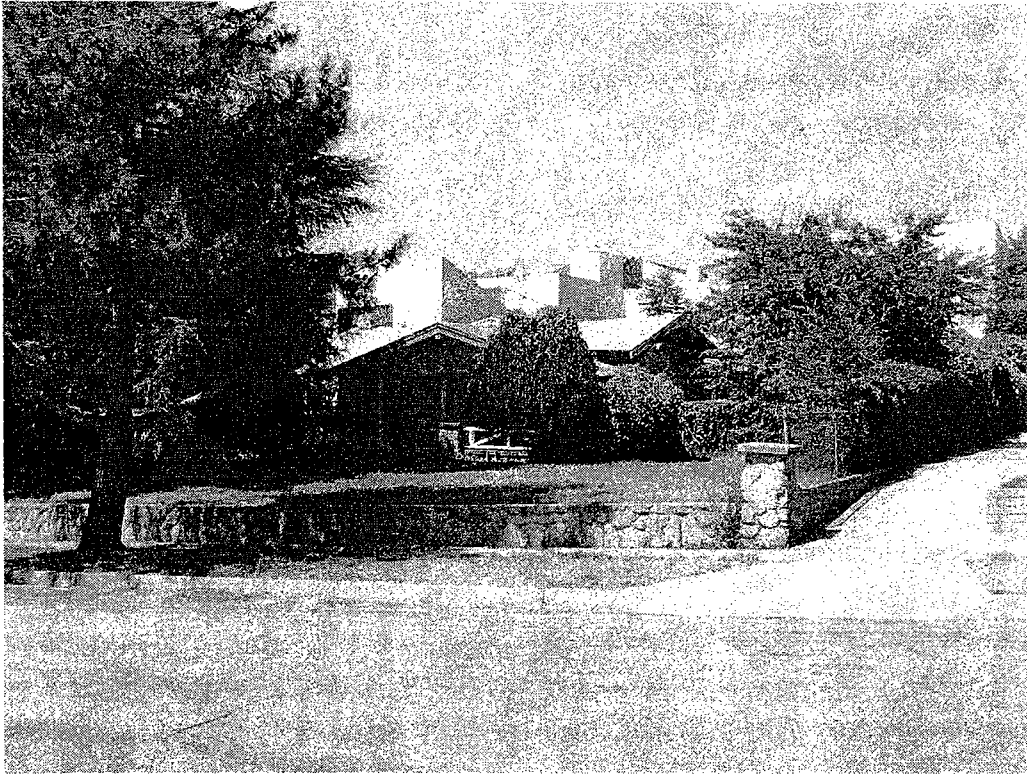


PHOTO #1 EXISTING SITE



PHOTO #2 EXISTING SITE



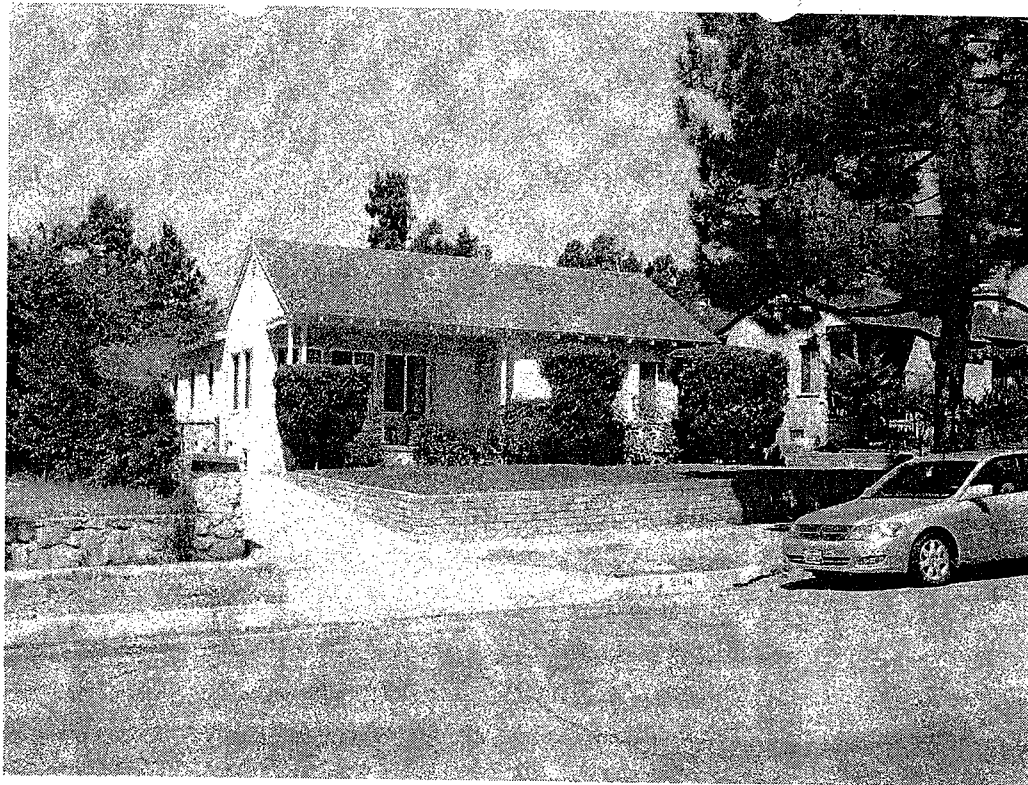


PHOTO #3 NORTHERLY NEIGHBOR

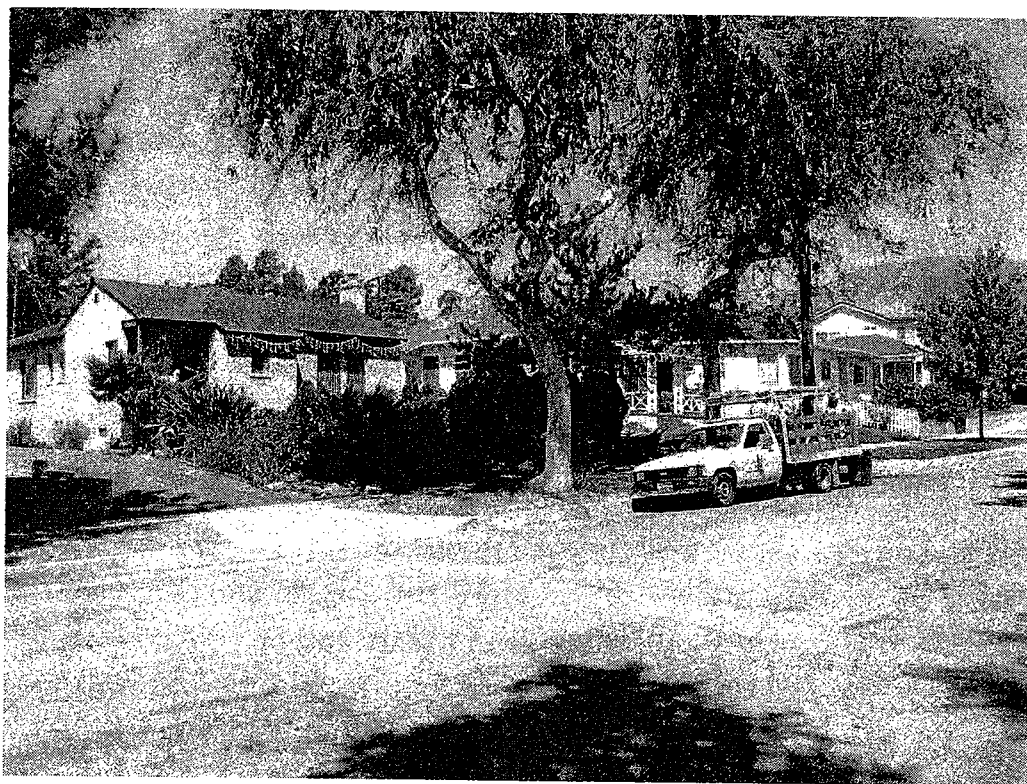


PHOTO #4 NORTHERLY NEIGHBOR

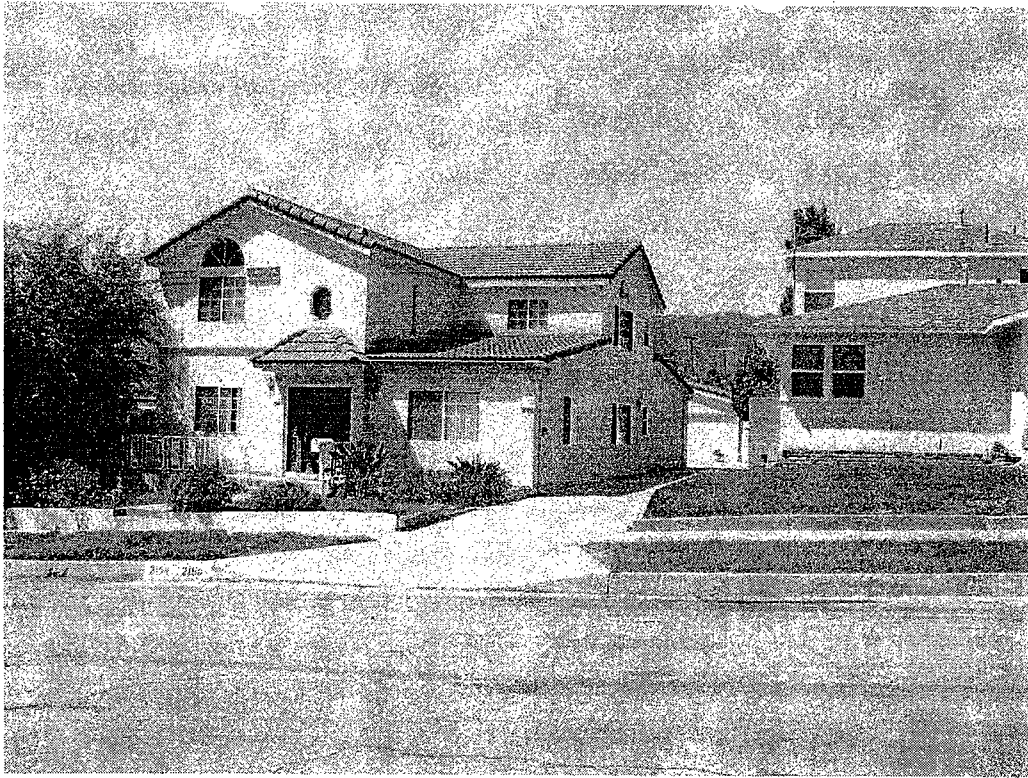


PHOTO #5 NORTHERLY NEIGHBOR

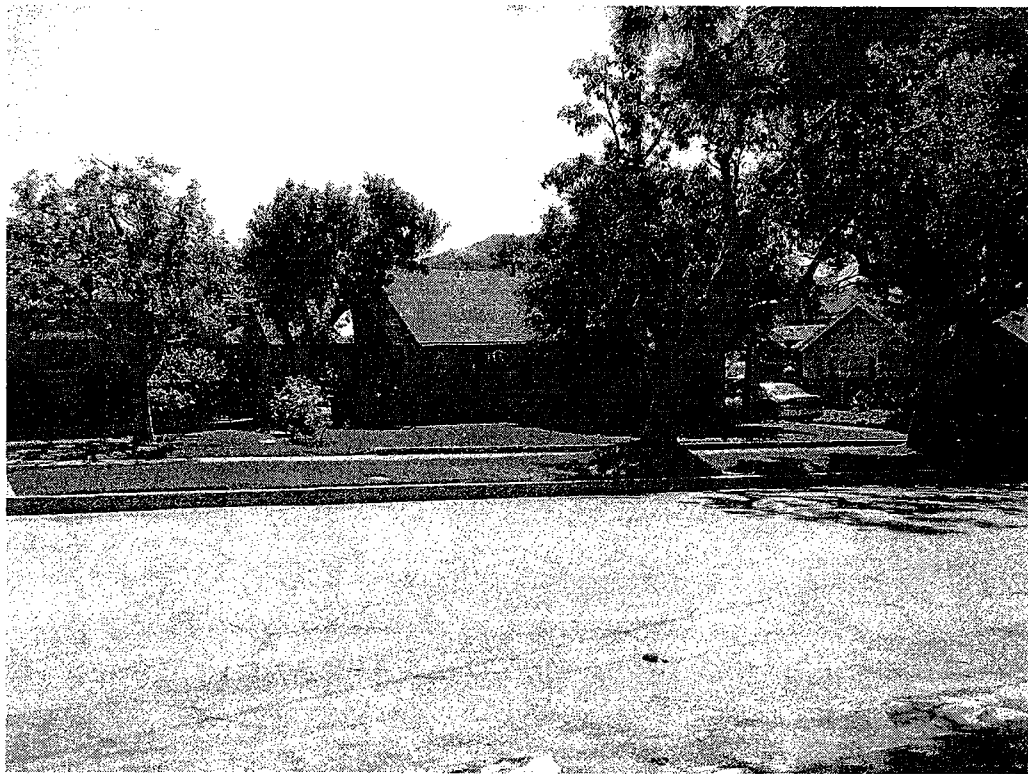


PHOTO #6 EASTERLY NEIGHBOR



Los Angeles County  
Department of Regional Planning


*Planning for the Challenges Ahead*



October 1, 2008

Bruce W. McClendon FAICP  
Director of Planning

TO: Harold V. Helsley, Chair  
Leslie G. Bellamy, Vice-Chair  
Esther Valadez, Commissioner  
Wayne Rew, Commissioner  
Pat Modugno, Commissioner

FROM: Mi Kim   
Principal Regional Planning Assistant  
Zoning Permits I Section

SUBJECT: **OCTOBER 8, 2008 AGENDA ITEM NO. 6**  
**PROJECT NUMBER R2006-03317-(5)**  
**CONDITIONAL USE PERMIT NO. RCUP 200600255-(5)**

Additional correspondence opposing the proposed project is being forwarded for your review.

If you need further information, I can be reached at (213) 974-6443 or via email at [mkim@planning.lacounty.gov](mailto:mkim@planning.lacounty.gov) Monday through Thursday from 7:00 a.m. to 6:00 p.m. Thank you.

Attachments

Kim, Mi

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**From:** Sharon Raghavachary [satysharon@earthlink.net]  
**Sent:** Friday, September 26, 2008 10:35 AM  
**To:** Kim, Mi  
**Subject:** 2128 Glenada

Please forward the following to the Regional Planning Commission.

Commissioners:

I am writing in opposition to the CUP for 2128 Glenada Avenue. The project's current R-2 zoning should be enforced and no exception made for this project for the following reasons:

1. Compatibility - This street is characterized by single-family homes, including several restored Craftsman-style houses, which show great pride of ownership. A 5-unit apartment building does not fit the predominantly single family character of the street.
2. Parking - Parking currently is difficult on this street and a 5-unit apartment building would only make this situation worse.
3. Future Development - If this project is granted a CUP, what will deter future developers from seeking similar exceptions for other parcels on this street or in other parts of Montrose? How will you deny the others if this is allowed and sets a precedent?
4. Density - The Montrose area is currently being built out to the maximum allowed by zoning. Please do not start making zoning exceptions which will further increase the density of the neighborhood.

Thank you,

Sharon Raghavachary  
2209 Maurice Ave.  
La Crescenta



Los Angeles County  
Department of Regional Planning

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*Planning for the Challenges Ahead*



Bruce W. McClendon FAICP  
Director of Planning

October 8, 2008

TO: Harold V. Helsley, Chair  
Leslie G. Bellamy, Vice-Chair  
Esther Valadez, Commissioner  
Wayne Rew, Commissioner  
Pat Modugno, Commissioner

FROM: Mi Kim  
Principal Regional Planning Assistant  
Zoning Permits I Section

SUBJECT: **OCTOBER 8, 2008 AGENDA ITEM NO. 6**  
**PROJECT NUMBER R2006-03317-(5)**  
**CONDITIONAL USE PERMIT NO. RCUP 200600255-(5)**

Ten additional letters in opposition, and 4 additional letters and 15 signatures in support are attached for your review.

If you need further information, I can be reached at (213) 974-6443 or via email at [mkim@planning.lacounty.gov](mailto:mkim@planning.lacounty.gov) Monday through Thursday from 7:00 a.m. to 6:00 p.m. Thank you.

Attachments

**Kim, Mi**

---

**From:** Sharon Raghavachary [satysharon@earthlink.net]  
**Sent:** Friday, October 03, 2008 4:18 PM  
**To:** Kim, Mi  
**Subject:** RE: 2128 Glenada

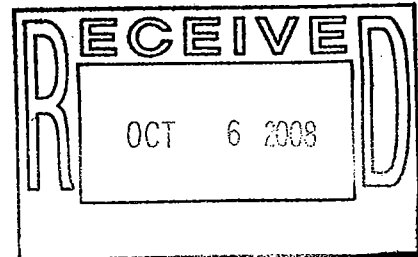
Dear Mi,

I have read Staff Analysis regarding 2128 Glenada and find one very large error. On page 8 of the Staff Analysis in the third paragraph you state the following: "The applicant submitted signatures of 23 individuals who support the proposed project. (Signatures attached.)"

That is not the case. What is attached is simply the sign-in sheet from the developer's open house. In fact the sheets are labeled "'NEIGHBORHOOD OPEN HOUSE SIGN-IN SHEET". No where on those pages does it state that the undersigned support the development.

Please make the commission aware of this error, which will leave only one attached public comment letter of support, that being the note from Frank Beyt.

Thank you,  
Sharon



October 3, 2008

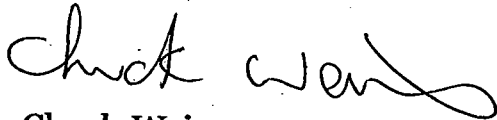
Commissioners,

I am writing in opposition to the CUP for 2128 Glenada Avenue.

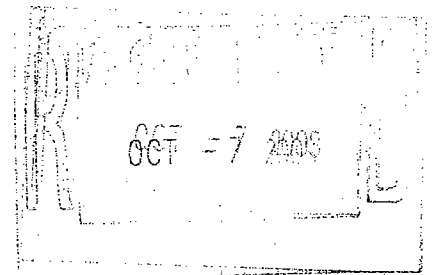
I believe that the project's current R-2 zoning should be enforced and no exception made for this project. The neighborhood has almost exclusively single family Craftsman style homes, and a five unit apartment complex doesn't fit in this community.

I also believe that by giving a variance to the developer, the gates will be opened for more developments of its kind to be built amongst single family neighborhoods. Please don't allow the CUP to go through on this development.

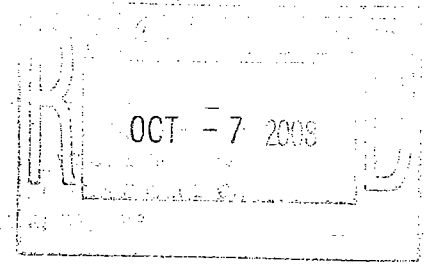
Thank you,



Chuck Weiss  
2450 Shields St.  
La Crescenta, CA 91214



October 5, 2008



Regional Planning Commission  
320 W. Temple Street, Room 1350  
Los Angeles, CA 90012

Re: 2128 Glenada Avenue, Montrose, CA 91020  
Project No. R2006-03317-(5)  
Conditional Use Permit No. 200600255-(5)

To Whom It May Concern:

The developer has said that he wants to be a good neighbor, but that statement is simply untrue. Since he purchased the property several years ago, he has done nothing to maintain the outside appearance of the home. He could not even be bothered to mow the weeds in the front yard. He only trimmed the trees on the property after the county threatened to cite him. The roof has needed attention for several years but, instead, empty jars were placed around the edges of the house during the rainy season. There is no reason to believe that he took any better care of the inside, especially since he claims now that the craftsman home is no longer salvageable. It is obvious that the developer purchased this house and intentionally allowed it to go into a state of disrepair so the County would allow him to tear it down and build an apartment complex. His total lack of respect for the street and its residents should not be rewarded with the issuance of a conditional use permit.

Since purchasing our home in 1979, the amount of cars parked on the street has gradually increased. That is, of course, expected as a community grows, but I am very concerned about the dramatic increase in street parking if the developer is allowed to build this complex. He proposes to build five 3 bedroom units. From my daughter's experience in an apartment, I believe it is very possible that each unit will have at least five occupants and, especially with these difficult economic times, that figure may be higher. That is at least 25 extra people on our small street. Ten total parking spaces is simply not enough for the tenants and their visitors. The Oktoberfest, Christmas Parade, and Craft Fairs that are held on Honolulu Avenue almost always lead to congestion and end to end parked cars on our street. If this complex is built, the parking and traffic nightmare that happens several times a year due to events on Honolulu Avenue will become a daily occurrence.

From his past actions, it is also pretty safe to say that he will not care who he rents to as long as they pay. It will not matter to him how many cars belong to a specific unit as long as their rent check shows up in his mailbox every month. He will not care if his tenants play their music into the late hours of the night, honk their horns early in the morning, double park on the street, or have loud parties just as long as the rent check arrives. Why should he care? He does not live on the street.

This complex will also lead to increased trash on the street. One cannot drive up and down Montrose Avenue without seeing discarded couches, mattresses, computers, and appliances, especially in the summer months, because tenants tend to have little respect for the neighborhood in which they live. While a diligent landlord would do his best to rent to tenants who would not do this and be sure that any articles discarded on the street were immediately picked up, from the developer's past record, we know that he is unlikely to do either. A diligent and conscientious landlord would not have rented the home in a state of such disrepair, but the developer did just that. He does not care about the street, about the neighbors, or about his own tenants. He is only interested in the rent check.



If the developer wants to be a good neighbor, as he says he does, then he will either restore the first home, which many believe was the first home built in Montrose, or if impossible, he will construct two units on the lot that will not alter the character and charm of Glenada Avenue. If a conditional use permit is issued to him and he builds a five unit complex, eventually all the homes on Glenada will turn into condominium and apartment complexes and our small street will turn into an eye sore like Montrose Avenue. Growth in a community is not a bad thing when it is designed by people who care about the community, but the developer has shown over the past several years that he cares nothing about Glenada Avenue. If he did, he would have at least maintained the outside appearance of the home he has owned for several years and would not now be trying to ruin the street with a five unit apartment complex.

Sincerely,

A handwritten signature in cursive script that reads "Charlotte Widdis".

Charlotte Widdis, Homeowner  
2168 Glenada Avenue  
Montrose, CA 91020

**Michael Ozatalar, P.E.**

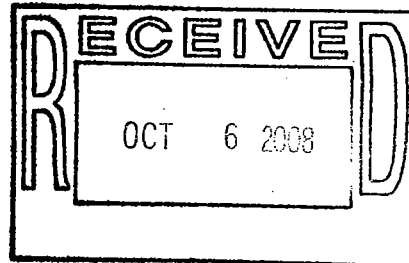
P.O. Box 90351

Pasadena, CA 91109-0351

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July 13, 2008

Williams Land Use Services  
2418 Honolulu Ave. Ste. B  
Montrose, CA 91020



Dear Williams Land Use Services,

I received your Neighborhood Open House Invitation and Glenada Neighbor Response Form. Unfortunately, I am on business travel and was unable to attend your open house on July 12<sup>th</sup>. Also, your request for responses by July 9, 2008 was not achievable due to the 5 business day window you allowed between the July 1, 2008 postmark and the request date.

When I return from my trip on July 31, 2008, I would be available if you are hosting another open house. Also, I would like to provide my input on your project.

I have been a property owner on Glenada Avenue for over 14 years. Glenada Avenue is a quiet street with single family homes, some with guest houses, and one triplex. I have enjoyed the benefits of limited traffic and residences on this low traffic cul-de-sac. The craftsman style houses on Glenada Avenue also bring a great deal of charm to the neighborhood. I value this low traffic and charm. It has contributed to my and our neighbor's property values and rental marketability.

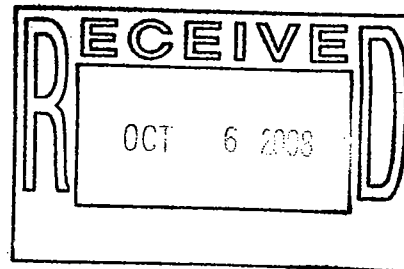
I am in favor of an owner's right to lawfully use his/her land as they wish. I am also in favor of an owner's right to protect their interest in their property, and in the protection of historically significant properties. Replacing the existing two units at 2128 Glenada Avenue with a five-unit residential development is currently not allowed under the existing Los Angeles County Zoning Ordinance. I am not in favor of a variance or conditional use permit to allow modification of the zoning because I believe this will have a negative impact on my property value and rental marketability. Also, I believe the main house at 2128 Glenada Avenue is a magnificent craftsman style house that is worthy of historical designation.

I would be willing to make an offer for the purchase of the property at 2128 Glenada Avenue. I have restored several craftsman style homes and believe this house would be a good investment property as a two-unit rental. You may contact me at my address above, if you would like me to submit a purchase offer.

Regards,

Mike Ozatalar

Michael Ozatalar, P.E.  
P.O. Box 90351  
Pasadena, CA 91109-0351



October 4, 2008

LA County Regional Planning Commission  
Attention: Ms. Mi Kim.  
320 West Temple Street, Room 1350  
Los Angeles, California 90012

Reference: Project Number R2006-03317-(5), Conditional Use Permit No. 200600255-(5)

Dear Ms. Kim,

I would like to submit my objection to issuance of a conditional use permit at 2128 Glenada Avenue, Montrose, CA to construct a five-unit apartment complex in an R-2 zone. Unfortunately, I will not be in town to appear in person at the Regional Planning Commission hearing on October 8, 2008. The following are my written comments that I would like presented to the Regional Planning Commission prior to its decision.

In accordance with Section 22.56.090 of the Los Angeles County Code, I recommend that Conditional Use Permit No. 200600255-(5) be **denied** because the requested use at the location proposed will adversely affect the peace, comfort, and welfare of persons residing in the surrounding area and will be materially detrimental to the use, enjoyment and valuation of property of other persons located in the vicinity of the site.

As I communicated to the owner's agent in the attached July 13, 2008 letter, Glenada Avenue is a quiet cul-de-sac with single family homes, some with guest houses, and one triplex. The subject property currently matches the use and architectural style of surrounding homes on the cul-de-sac. Demolishing this historic early 1900's craftsman house and building a five-unit apartment complex will detrimentally transform the Glenada Avenue neighborhood. Approval of this permit will increase traffic, noise, and visual blight, resulting in reduced surrounding property values, reduced security and reduced peace, comfort and enjoyment by neighbors. Many neighbors are opposed to this permit.

The existing condominium and apartment units at the intersection of Montrose Avenue and Glenada Avenue do not significantly impact the cul-de-sac because they are distanced from the center and end of the street. However, the subject site is in the heart of the street, which will have a prominent impact to neighbors on Glenada Avenue.

Regards,

Mike Ozatalar

**Kim, Mi**

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**From:** Robert Newcombe [r\_newcombe@yahoo.com]  
**Sent:** Friday, October 03, 2008 9:25 AM  
**To:** Kim, Mi  
**Subject:** project # R2006-03317; conditional use permit # 200600255-(5)

Dear Ms Kim,

I live in the neighborhood of 2128 Glenada, and I am outraged at the idea of tearing down the oldest house in Montrose and replacing it with 5 units. Just a few years ago, we protested the destruction of neighborhoods in this area so much that the county declared a moratorium on construction. You promised that you would live by the new guidelines and here someone is going completely against those guidelines.

You cannot allow this to happen. It's against the law, and it's against the wishes of the neighborhood. Deny the conditional use permit.

Sincerely,  
Robert Newcombe  
2006 Hilldale Drive  
La Canada, CA 91011  
818 957-5116

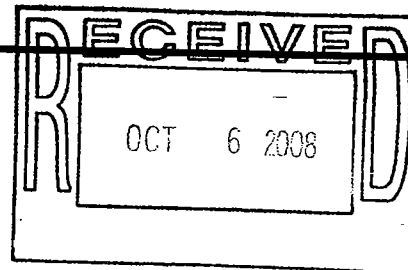
(Yes, I'm in La Canada, but I can see the property from my backyard, and we are very close to this house.)



10/6/2008

Kim, Mi

From: Dan and Sherry Stubbs [dansherr@pacbell.net]  
Sent: Friday, October 03, 2008 2:13 PM  
To: Kim, Mi  
Subject: CUP for 2128 Glenada Avenue



Dear Planning Commission Members,

This letter reflects our strong opposition to the proposed CUP for 2128 Glenada Avenue. There should be NO change and NO EXCEPTION made in the current R-2 zoning.

Overdevelopment is fast becoming rampant in our area. Continued multi-family development will harm the health, safety and welfare of this area. A 5 unit apartment building conceivably would house an average of 4 people per a 2 bedroom unit. That mandates at least another 20 people, 10 more cars (2 vehicles per unit) and more traffic on an already crowded street, more water we don't have, more noise, etc., etc. We are already on an urgent water conservation "diet", how can bringing more people into the area help to alleviate our water shortage? It can't. It just creates more water shortage.

This area is composed of single family homes. These families have a right to a peaceful enjoyment of their homes. By allowing further build-out of multi-family housing, the county is violating this right.

Apartments, regardless of size, create a transient population and resulting property maintenance issues which in turn devalue not only that property but other properties in the area as well.

You can be sure that the homes adjoining and across from any apartment building will be immediately devalued. Buyers who want a single family home certainly do not want the noise, comings and goings of many people and traffic next to them. As a result, they are not going to buy those single family homes adjoining and across from any apartment building unless the price is very cheap.

Considering the style and architecture of the homes in the area, an apartment building is completely out of character and frankly, would "stick out like a sore thumb" compared to the other homes.

20 more people have more guests. Where are these guests going to park? Assuming that the proposed project provides covered parking on the site for the renters, guests would be relegated to parking on the street - a street that is already crowded and where parking is already difficult. If there are more renters than onsite parking allows, that means more renters AND guests parking on the street.

Granting a CUP for this project would set a precedent which cannot be allowed in view of the continuing attempts by developers to flood our area with multi-family projects on every square inch they can find. We would remind you that Montrose is already heavily multi-family. Florencita Avenue and Montrose Avenue all the way to Pennsylvania Avenue are almost entirely multi-family. La Crescenta Avenue is also heavily multi-family. Stan Crest (across from Von's and CVS Pharmacy on Verdugo Road) is entirely multi-family. Ocean View Boulevard above Montrose Avenue is almost entirely multi-family. There is a new 18 unit condo complex on Pennsylvania at Honolulu and another larger one going in just north of it. Yet another condo complex of 20 units has recently been completed on La Crescenta Avenue just above Montrose Avenue. The list goes on and on.

For all the foregoing reasons, we again state and request that NO exception be made to the R-2 zoning and that the CUP for 2128 Glenada Avenue be denied.

Thank you for your consideration.

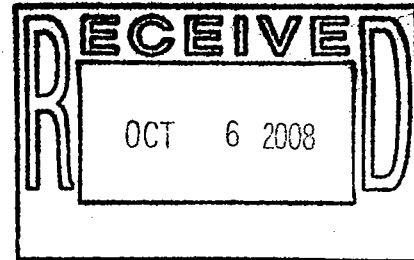
Dan and Sherry Stubbs  
3200 Fairesta Street, No. 11  
La Crescenta, CA 91214  
818-957-8563

Dennis and Kim Kadletz  
2151 Glenada Avenue • Montrose, California 91020

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October 2, 2008

Regional Planning Commission  
320 West Temple Street, Room 1350  
Los Angeles, California 90012  
Attn: Ms. Mi Kim



This letter references project #R2006-03317, and the conditional use permit #200600255-(5) for the property at 2128 Glenada Avenue, Montrose, California, 91020, in an unincorporated area of Los Angeles County.

On this property is the earliest known home built in Montrose, a true Craftsman constructed in 1914. Its situation is typical of hundreds of our old homes in the area that have become the victims of avaricious developers who have no stake in the community, but are concerned solely with their own pockets. The developer who bought this property has proven himself a representative of the worst side of members of his industry, as he has made plans to improve his own lot in life with sublime disregard to the neighborhood and the community and worse, has willfully misrepresented data to county agencies in order to achieve his ends.

If a guardian angel would buy and restore the historic Craftsman home, that would be our first choice. Barring that, the R-2 zoning for this property should be enforced for the following reasons:

1. ***Character of Neighborhood:*** The street is a short cul-de-sac with single family homes, a few small duplexes, and grandfathered-in rental units behind many homes. A five-unit apartment building will not only over-populate the already crowded street, but will set a precedent for other developers to buy properties on the street and apply for CUPs.
2. ***Community Density:*** The trend of building monstrous multi-family units on what were formerly properties with single family homes is wreaking havoc in our community – it cannot go on unchecked. Water is at a premium, the schools are packed, and traffic has increased ten-fold in the last 20 years. The county cannot continue to make zoning exceptions until our community character of suburban, single-family homes is destroyed irrevocably.
3. ***Deceitfulness of the Developer:*** The developer should be barred from operating in this area. He has presented the plan for apartments, but it is apparent he will later convert them to condominiums (see below). His clear lack of concern for the neighborhood has been shown in the way he allowed the house and yard to deteriorate. And his contempt for both the neighborhood and for the Regional Planning Commission is shown in his illegal submission of 23 signatures he claimed were those of people in favor of the project, when the paper neighbors signed was simply a sign-in sheet on the day the developer held an open house to present the plans for the property. In what other areas has he misrepresented information, and what will stop him from continuing to disregard the law and the most basic principles of integrity?

If you desire more information about this property, here is the disturbing timeline of events that have occurred since the property was purchased by the current owner:

1. When the developer bought the home he knew it was zoned for two units. The developer was well aware, however, that the only way he could get the most return from his investment would be to convince the county that a CUP for additional units was a sound idea, so he made a calculated gamble in purchasing the property.
2. The house and yard were in decent shape when the transaction took place, but because the developer did not plan to keep the house he let it fall into disrepair. Allowing this to happen created a dual advantage for the developer – he would save money by allowing the paint to peel and the lawn to revert to weeds, and later could point to the house as an eyesore and a ruin that was good for nothing but demolition.
3. And yet at the first CUP meeting regarding the house, held by the **Crescenta Valley Town Council on May 3, 2007**, the developer claimed he wanted to be a “good neighbor,” and how? By building an apartment on the site with five three-bedroom units. Losing the historic house was bad enough, but replacing a single family home with five homes? This is development insanity at its worst. On a cul-de-sac that already has a rear rental grandfathered-in behind many houses, on a street that is already lined with cars at the curb from top to bottom, in a time when water is unavailable and schools are overcrowded, this plan is presented as valid?
4. Attending that meeting were many neighbors from Glenada – we counted eight families represented. **All rejected the project.** Local community members who do not live on Glenada were also present, to the point where the meeting room was full and people were standing in the outside hallway ( 25-30 individuals attended in opposition to the CUP). Many of these people also spoke, and out of all the speakers, only one was in favor of development, a woman who said she believed that when a property is purchased, the owner should have every right to make all decisions regarding the property.
5. Now the issue begins to stray into lies and deceit. When asked at the CUP meeting if the developer planned to build the units as apartments, but then convert to condominiums, his answer was, “If I wanted the units to be condominiums, it would be easier for me to build them now as condos than to convert them later.” This was his only answer, and anyone with even a cursory knowledge of rhetoric knows his answer was evasive, and for good reason. **It is apparent that the plan is to convert to condominiums**, which means the two parking spaces per unit will be used for storage and up to 20 more cars will be jockeying for curb space on our tiny street. The neighborhood breathed a sigh of relief when the outcome of the meeting was that a motion was passed by the **Crescenta Valley Town Council to unanimously reject** the developer’s request to build five units, and to forward this decision to the Regional Planning Commission.
6. But worse was to come. When the developer held an “open house” to show the neighborhood his plans for the property, he had a sign-in sheet that said at the top “Neighborhood Open House Sign-In Sheet.” We did not sign in because we were doubtful of what use the developer would make of those signatures, and our fears were proved correct. According to the Regional Planning Commission’s Staff Analysis for the project, the developer submitted the list of signatures as being those in support of

the project. This is not mere manipulation or deviousness – **this is a deliberate falsehood on what we assume is a legal document.** This alone illustrates the deceitfulness of the developer and his contempt for the people of the neighborhood whose trust he violated by illegally using their signatures for his own nefarious ends.

So what does the developer do after his project is soundly rejected? He waits 15 months, then submits the same proposal all over again to the Regional Planning Commission. How many times must this neighborhood rally, write letters, and take time from work to attend meetings to object to this project? Will we be doing this again in 2009?

Please do the job the people of this county depend on you to do, and do not grant a CUP for the development of this property.



Kim, Mi

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**From:** Sandra Enslow [senslow@sbcglobal.net]  
**Sent:** Saturday, October 04, 2008 2:01 PM  
**To:** Kim, Mi  
**Subject:** 2128 Glenada, Montrose, CA

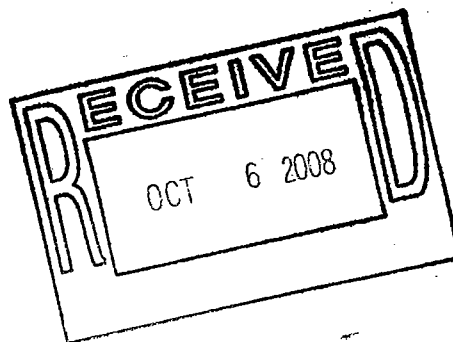
Ms. Kim --

I am writing to express my shock and disappointment that the project at 2128 Glenada may be approved. This is a poorly thought out and badly executed project that is not needed in our community.

The owner has allowed a wonderful historical home to be ruined due to neglect and greed. I am sure that others have sited the parking issue - which is a problem now!! This design would only make it worse.

I wish to register my complaint against this bad design. I care what happens in our community and hope that you will, graciously, take this into consideration.

Sandra Enslow  
2812 Manhattan  
La Crescenta CA 91214



Date: October 2, 2008  
To: Department of Regional Planning  
Attention: Ms Mi Kim  
Re: Project No. R200600255-{5}

I am writing this letter to oppose the 5 apartments to be built at 2128 Glenada Ave in Montrose. I live across the street from this property and have for 25 years. I have worked very hard and spent a lot of money to restore 1 of the 4 Craftsmen houses, which was built in the early 1920's on this street.

In 2006 I received a letter informing me that my property zoning was being changed from being able to build 7 units to 3 units. I do not understand how this man can get his property changed from being able to build 5 units when 2 years ago we were told the properties on this street have been changed to 3 units.

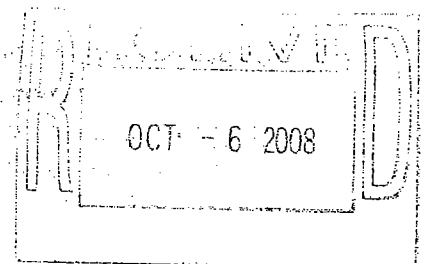
In addition to the above issue, I also oppose this building of the 5 apartments for the following reasons:

- It will increase traffic/noise on this already very busy cul de sac.
- It will increase problem with parking, even though they say they are going to provide extra parking on the property. They will still need to have parking for visitors, and all extra adults that drive in each of the five units. We have a significant parking problem already with all the units on this street and the medical building on the corner. No one has ever addressed the parking of all the patients that park on this street from the medical offices down the street, because there is very little parking in that structure.
- It will decrease the value of all the properties on this street, by putting apartment units in a residential neighborhood.

Lastly, I am very sadden by the City of Montrose for not stepping in, and allowing an outsider to come in and tear down the oldest home in Montrose. Little by little the entire city is being destroyed (Montrose Ave in an example), by people who are greedy and only focus is making as much money they can, and have very little regard for the heritage of this city.

In closing, I am aware that this man who owns the property can build 3 units whenever he wants. I urge you not to allow him to build more than that, and that he build condos or townhouses and not apartments so they will fit in the rest of the single family residents in this neighborhood.

Camille Waferling  
2127 Glenada Ave.  
Montrose CA. 91020

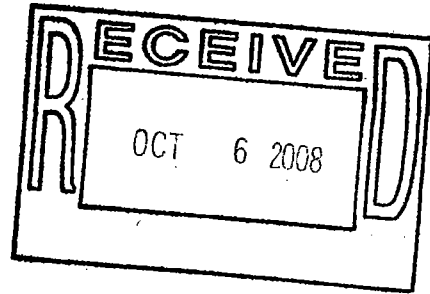


# Williams Land Use Services



October 3, 2008

Los Angeles County  
The Regional Planning Commission  
Department of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012-3225



Subject      Project No. R2006-02217-(5)  
Conditional Use Permit Case No. 2006-00255-(5)  
2128 Glenada Avenue, Montrose, CA

Dear Planning Commissioners:

I am writing as a Los Angeles County homeowner and Montrose business owner, to fully lend my **support** to the proposed 5-unit residential development at 2128 Glenada Avenue in Montrose.

I believe that the proposed project not only will help meet the much needed State-mandated housing units in the community, but will also provide a high quality development on Glenada Avenue, in an area which is properly zoned for low density multi-family housing.

As the consultant who organized the neighborhood outreach meeting, I have witnessed first hand the positive affect of public outreach and the quality project presented by the project team. For example, at the meeting, a scenario was drafted to provide each unit with an additional parking space. This change came about by neighbors who attended the meeting expressing a concern about parking. Though the project was fully parked to meet code, we were able to accommodate the concern with the addition of five spaces.

On October 8, 2008, you will take this item into consideration. In view of the work of the project team to bring a high caliber project to you, I urge your support of this quality development in the Montrose area.

Sincerely,

Janelle Williams

Kim, Mi

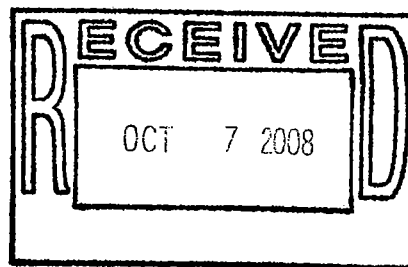
---

**From:** Anoosh Zakarian [anooshz5@gmail.com]

**Sent:** Tuesday, October 07, 2008 2:10 PM

**To:** Kim, Mi

**Subject:** 2128 Glenada Avenue, Montrose Ca



Dear planning commissioners,

I am writing as a property owner, located at 3105 Montrose Ave, Lacrescenta Ca, 91214 to fully support the proposed 5-unit residential development project at 2128 Glenada Ave in Montrose. I support this new development which will create opportunity for five families loving this community to live and enjoy in this gorgous units and be a part of the community. I realy hope and wish to see the CUP be approved and thank you for your hard work.

Sincerely

Anoosh Zakarian

10/7/2008

# I

# GORIAN DEVELOPMENT

# INC.

2600 Foothill Blvd. #206, La Crescenta, Ca. 91214

Tel: (818) 249-9933

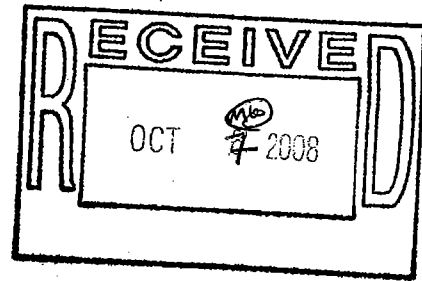
Fax: (818) 249-9005

10/7/08

Los Angeles County  
The Regional Planning Commission  
Department Of Regional Planning

Project address : 2128 Glenada Ave., Montrose, CA  
Project Number: R2006-02217-(5)

Re: Conditional use permit application



This letter is provided to express my full support of application  
I am residence of 4360 Ocean View Blvd., Montrose, CA. and own multi residential  
unit in Montrose and farther more my business is located in La Crescenta, at county of  
Los Angeles jurisdiction.

As home owner, rental property owner and business owner within immediate vicinity of  
subject project and after reviewing the plans and elevations of proposal for five unit  
development at 2128 Glenada Ave., Montrose, CA and physically visit the site and with  
taking into consideration of shortage in housing availability in the neighborhood,  
encouragement of quality design and providing additional parking for tenants beyond  
code requirements, you have ma full and unconditional support for proposed project.

I believe, in your decision you take this exceptionally well design project into positive  
approach and I urge you to approve the subject CUP

Chris Grigorian  
Gorian Development Inc.

**Kim, Mi**

---

**From:** RioFoods [riofoods@aol.com]  
**Sent:** Tuesday, October 07, 2008 2:39 PM  
**To:** razmik@g.voskanian.com  
**Subject:** Project No. R2006-2217-(5)

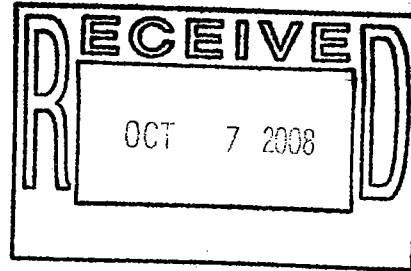
As A 22 Year Resident Of Montrose Community I Fully Lend My Support To The Proposed 5- Unit Residential Development On 2128 Glenada Avenue, Montrose, CA. I Believe This 5 Units Will Help Much Needed Affordable Condos To Our Community. Furthermore These Units Have Lots Of Parking Spaces For Residents & Extra Parkings For Guests. We Sincerely Ask You To Consider Passing This Project With No More Delays. Razmik Noravian 2930 Montrose Ave # 5 Lacrescenta, CA 91214

---

McCain or Obama? Stay updated on coverage of the Presidential race while you browse - [Download Now!](#)

10/7/2008

To: The Los Angeles County  
The Regional Planning Commission



Project No. R2006-03317-(5)  
Conditional Use Permit Case No. 2006-00255-(5)  
5-unit residential development

We, the neighbors/residents of the County, after having reviewed the proposed project fully support the proposed 5-unit project and the Conditional Use Permit application located at 2128 Glenada Avenue.

Signature

Address

A handwritten signature in black ink, appearing to be "Chris Grogan", written over a horizontal line.

2319 W. MIRA VISTA AVE #C  
MONTROSE 91020

CHRIS GROGAN

4360 OCEAN VIEW BLVD  
MONTROSE CA. 91020

A handwritten signature in black ink, appearing to be "A. Setagham", written over a horizontal line.

3449 Angelus Ave  
Glendale, CA 91208

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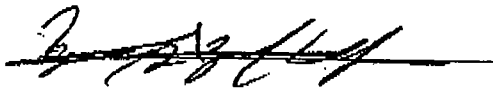
To: The Los Angeles County  
The Regional Planning Commission

Project No. R2006-03317-(5)  
Conditional Use Permit Case No. 2006-00255-(5)  
5- unit residential development

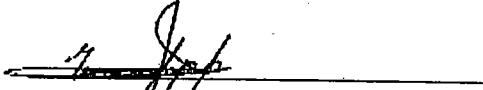
We, the neighbors/residents of the County, after having reviewed the proposed project fully support the proposed 5-unit project and the Conditional Use Permit application located at 2128 Glenada Avenue.

Signature

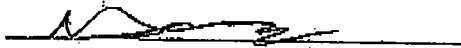
Address



4050 CACRESCENT AVE. #A  
MONTROSE CA 91020



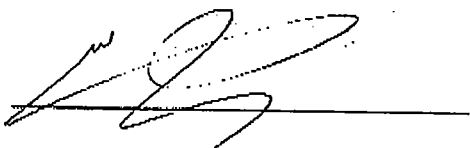
3155 Montrose Ave #324  
La Crescenta CA 91214



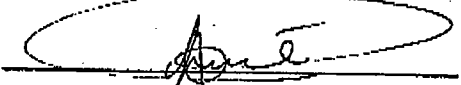
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La Crescenta CA 91214



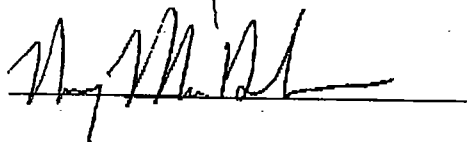
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La Crescenta CA 91214



3155 Montrose Ave #229  
La Crescenta CA 91214



3155 Montrose Ave #608  
La Crescenta CA 91214



3519 Angeles Ave.  
Glendale, CA 91208



To: The Los Angeles County  
The Regional Planning Commission

Project No. R2006-03317-(5)  
Conditional Use Permit Case No. 2006-00255-(5)  
5- unit residential development

We, the neighbors/residents of the County, after having reviewed the proposed project fully support the proposed 5-unit project and the Conditional Use Permit application located at 2128 Glenada Avenue.

Signature



Address

Alexis Deli

4050 La Crescenta Av

Montrose CA 91020

J. Anan

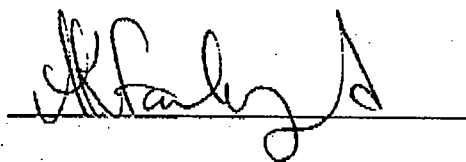
3105 MONTROSE #1  
LACRESCENTIA CA 91214

JORES GAGORIANI

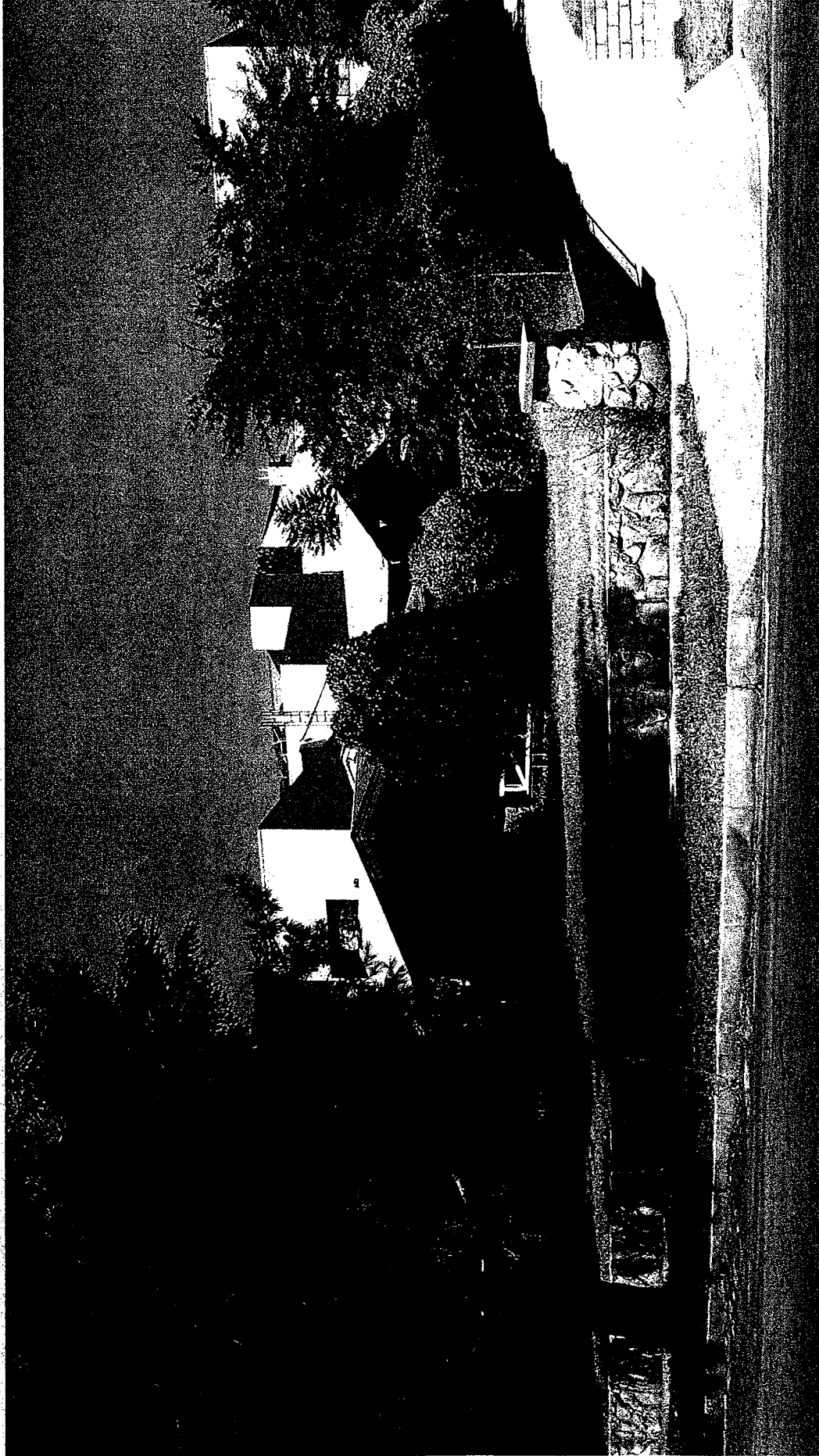
3037 MONTROSE Ave. #7  
La Crescenta, CA. 91214

Melina Younanian

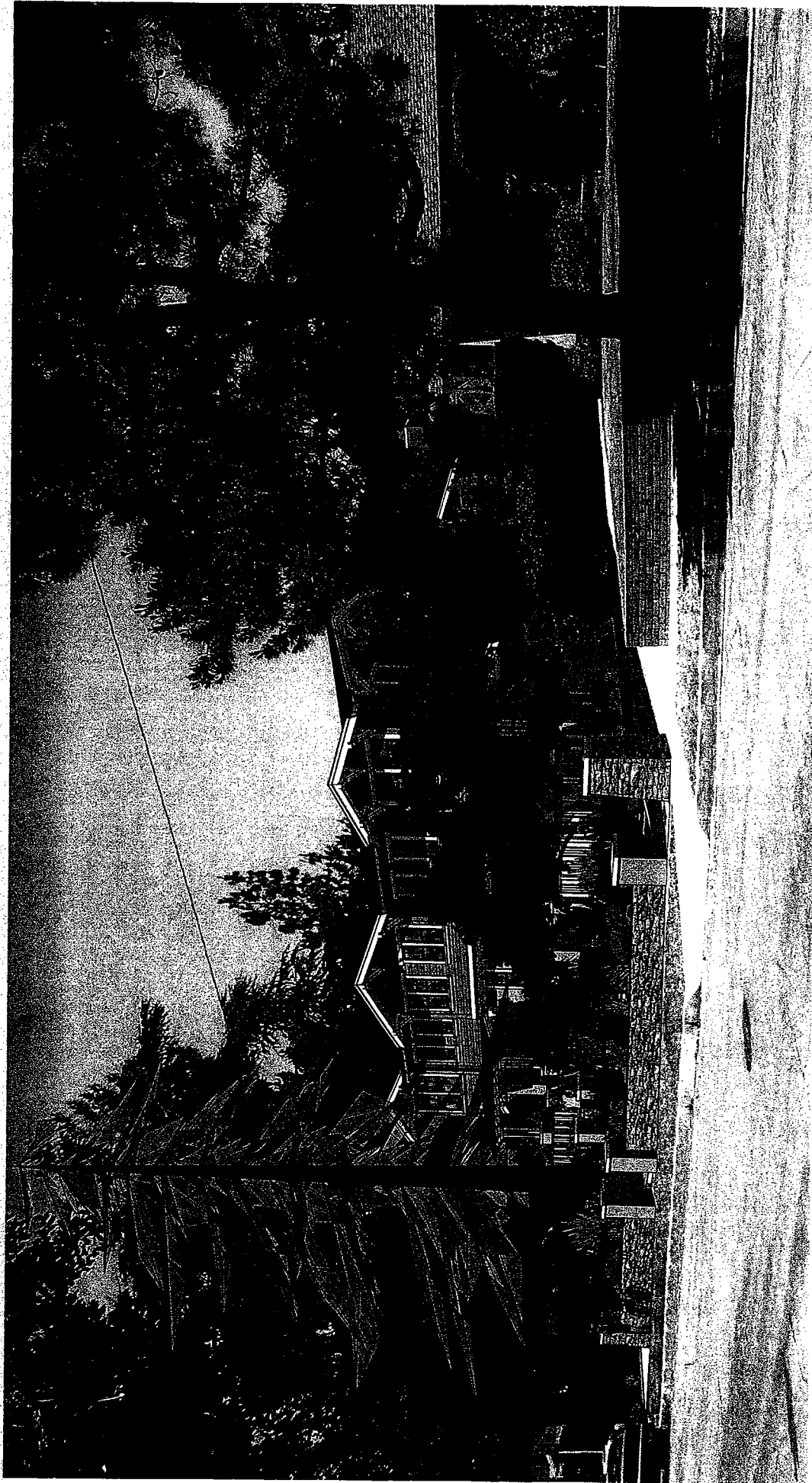
4218 Landorale Ave  
La Crescenta CA 91214



3303 Montrose Ave  
La Crescenta CA 91214



Subject Property, Existing Front Unit  
Glenada Avenue

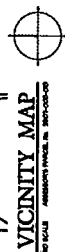
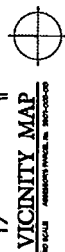


Proposed Glenada Render Placed in Context  
Glenada Avenue

BUILDING REGENERATION														
NO.	NAME	ADDRESS	DATE	REMARKS	NO.	NAME	ADDRESS	DATE	REMARKS	NO.	NAME	ADDRESS	DATE	REMARKS
1	...	...	...	...	2	...	...	...	...	3	...	...	...	...
4	...	...	...	...	5	...	...	...	...	6	...	...	...	...
7	...	...	...	...	8	...	...	...	...	9	...	...	...	...
10	...	...	...	...	11	...	...	...	...	12	...	...	...	...
13	...	...	...	...	14	...	...	...	...	15	...	...	...	...
16	...	...	...	...	17	...	...	...	...	18	...	...	...	...
19	...	...	...	...	20	...	...	...	...	21	...	...	...	...
22	...	...	...	...	23	...	...	...	...	24	...	...	...	...
25	...	...	...	...	26	...	...	...	...	27	...	...	...	...
28	...	...	...	...	29	...	...	...	...	30	...	...	...	...
31	...	...	...	...	32	...	...	...	...	33	...	...	...	...
34	...	...	...	...	35	...	...	...	...	36	...	...	...	...
37	...	...	...	...	38	...	...	...	...	39	...	...	...	...
40	...	...	...	...	41	...	...	...	...	42	...	...	...	...
43	...	...	...	...	44	...	...	...	...	45	...	...	...	...
46	...	...	...	...	47	...	...	...	...	48	...	...	...	...
49	...	...	...	...	50	...	...	...	...	51	...	...	...	...
52	...	...	...	...	53	...	...	...	...	54	...	...	...	...
55	...	...	...	...	56	...	...	...	...	57	...	...	...	...
58	...	...	...	...	59	...	...	...	...	60	...	...	...	...
61	...	...	...	...	62	...	...	...	...	63	...	...	...	...
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70	...	...	...	...	71	...	...	...	...	72	...	...	...	...
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76	...	...	...	...	77	...	...	...	...	78	...	...	...	...
79	...	...	...	...	80	...	...	...	...	81	...	...	...	...
82	...	...	...	...	83	...	...	...	...	84	...	...	...	...
85	...	...	...	...	86	...	...	...	...	87	...	...	...	...
88	...	...	...	...	89	...	...	...	...	90	...	...	...	...
91	...	...	...	...	92	...	...	...	...	93	...	...	...	...
94	...	...	...	...	95	...	...	...	...	96	...	...	...	...
97	...	...	...	...	98	...	...	...	...	99	...	...	...	...
100	...	...	...	...	101	...	...	...	...	102	...	...	...	...

UNIT 8 AREA TABULATION	
FIRST FLOOR AREA	168 SF
SECOND FLOOR AREA	177 SF
TOTAL FLOOR AREA	345 SF
PERMITS LUMBER AREA	345 SF

100



PRODUCT INFORMATION		OTHER INFORMATION	
1. PRODUCT NAME	1. PRODUCT NAME	2. DATE	2. DATE
2. MANUFACTURER	2. MANUFACTURER	3. TYPE OF PRODUCT	3. TYPE OF PRODUCT
3. DESCRIPTION	3. DESCRIPTION	4. USES	4. USES
4. INGREDIENTS	4. INGREDIENTS	5. STORAGE	5. STORAGE
5. PRECAUTIONS	5. PRECAUTIONS	6. DISPOSAL	6. DISPOSAL
6. CONTACT INFORMATION	6. CONTACT INFORMATION	7. OTHER INFORMATION	7. OTHER INFORMATION
7. COMMENTS	7. COMMENTS	8. COMMENTS	8. COMMENTS
8. SIGNATURE	8. SIGNATURE	9. SIGNATURE	9. SIGNATURE
9. DATE	9. DATE	10. DATE	10. DATE



# SITE PLAN

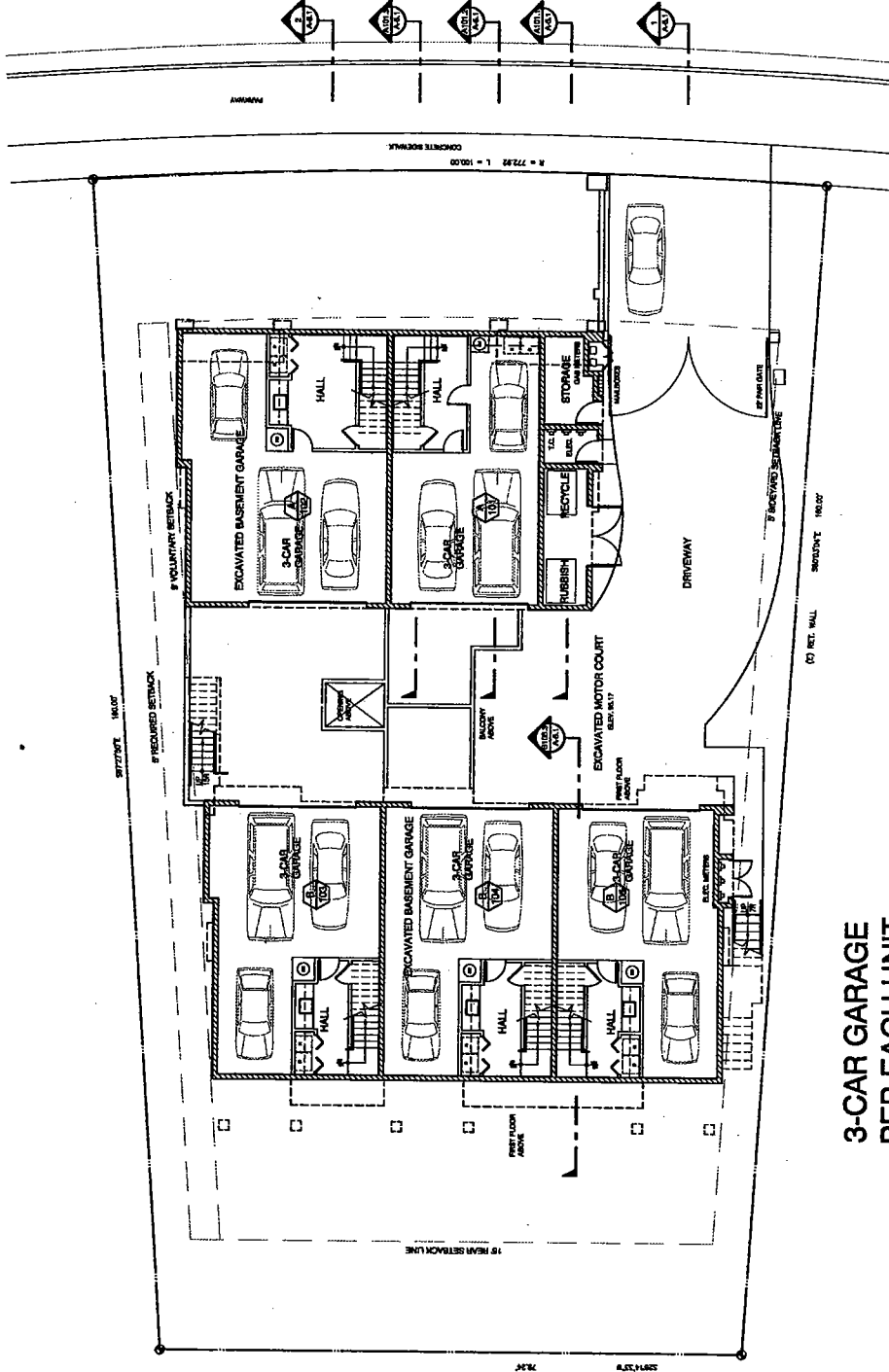
Voskian &amp; Tahmasian Properties

**BRUCE LABINS**  
ARCHITECT  
+ associates

2420 GLENADA AVENUE, MONTROSE

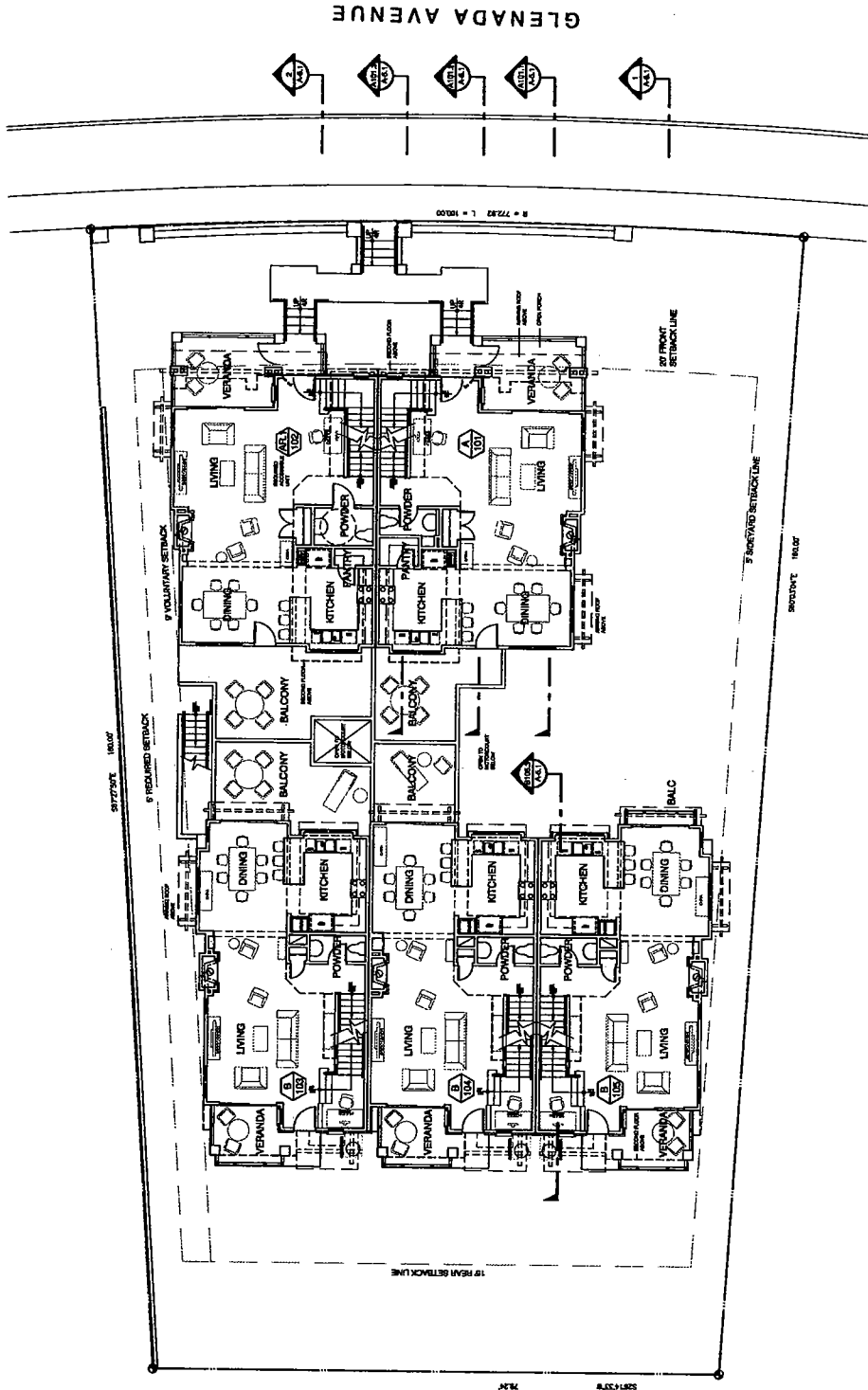
# Unit Residential Development Project

GLENADA AVENUE

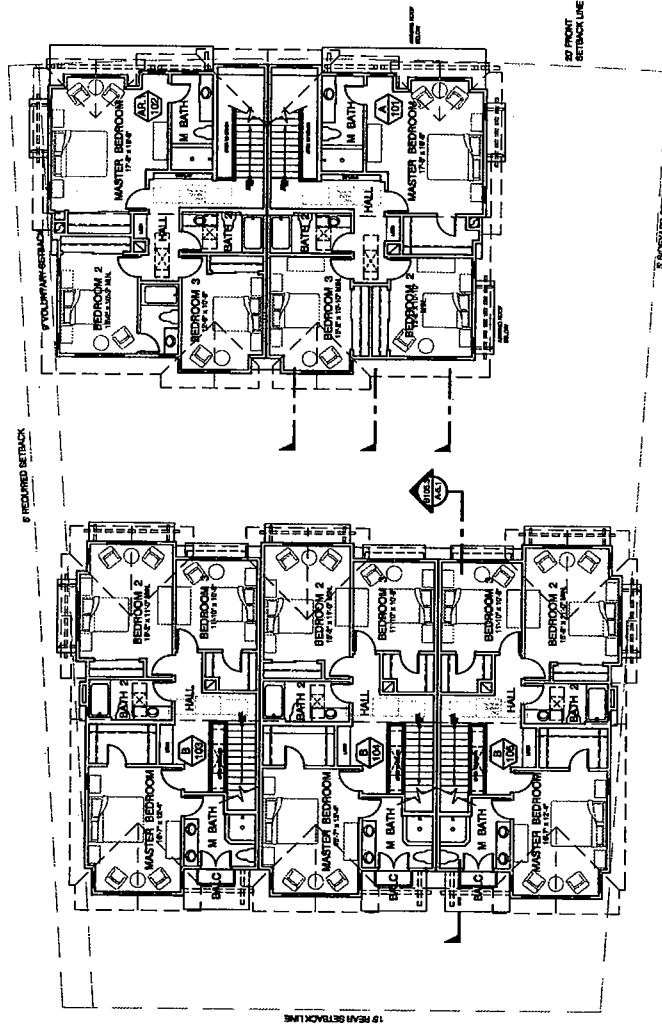


3-CAR GARAGE  
PER EACH UNIT

BASEMENT GARAGE PLAN



# FIRST FLOOR PLAN

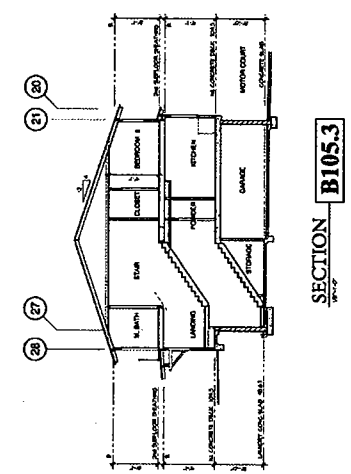
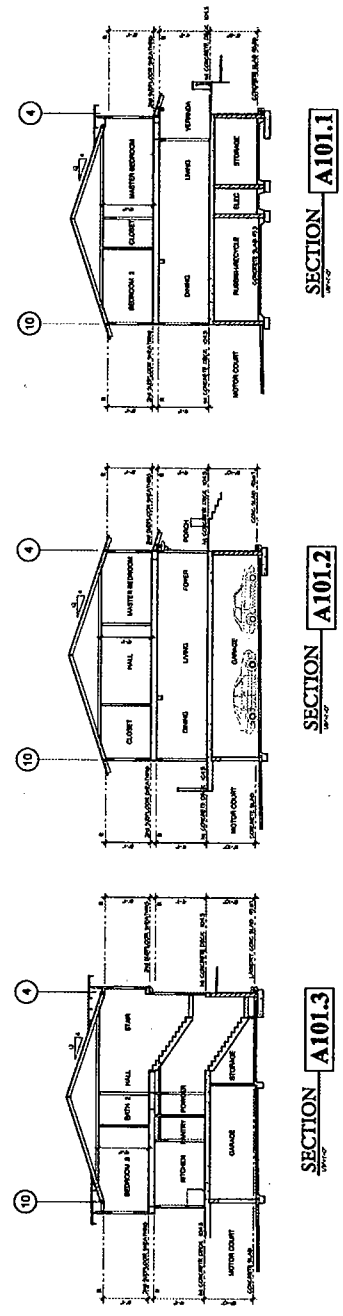
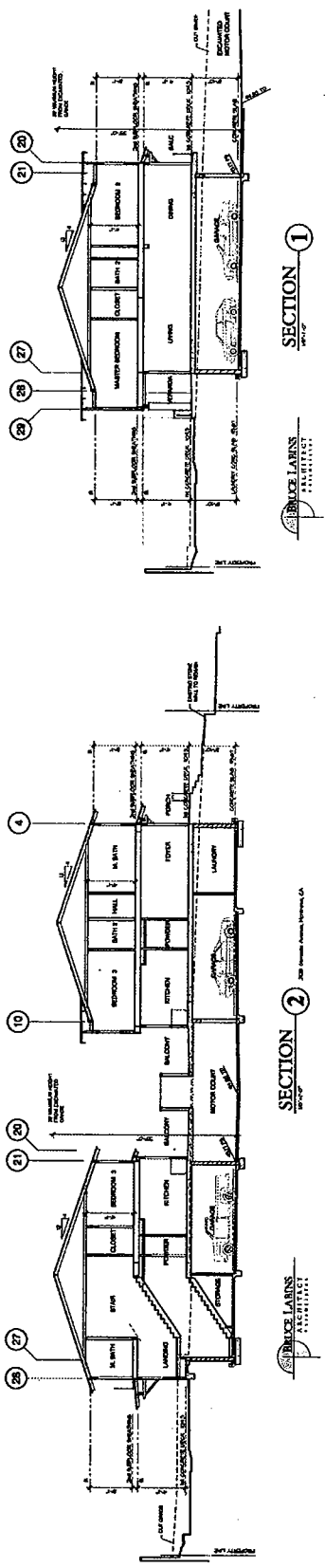


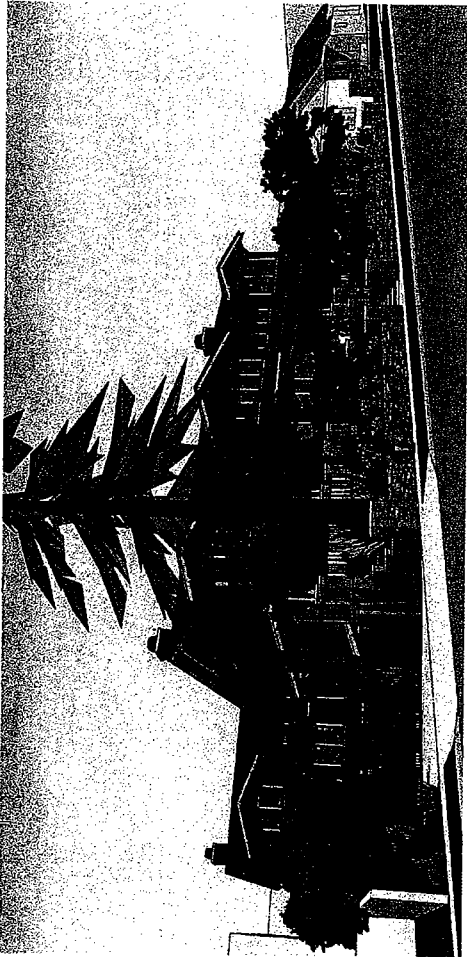
SECOND FLOOR PLAN







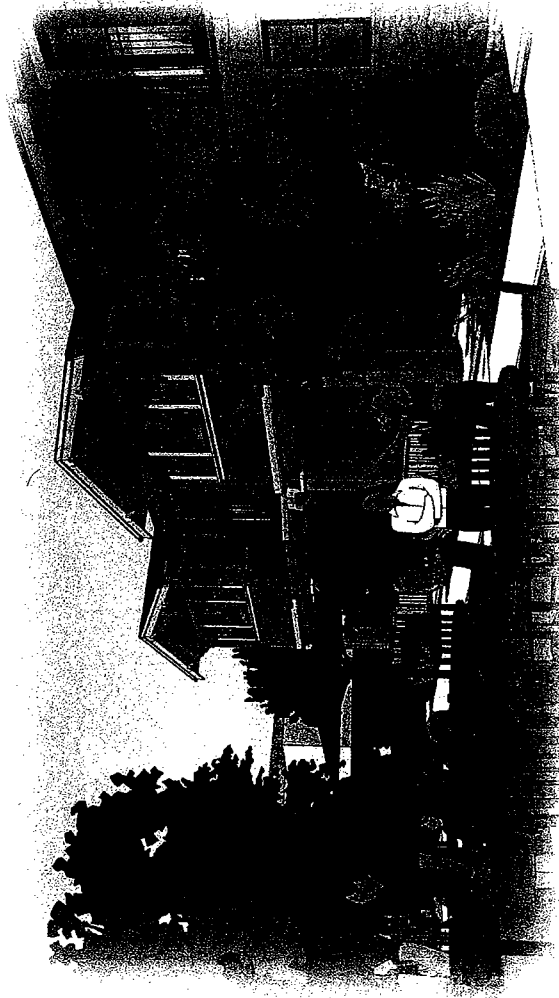




Glenada Facade from South



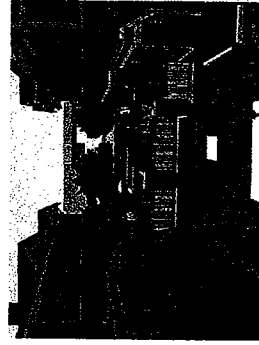
Glenada Facade from North



Backyard



Northeast Aerial



Interior Courtyard



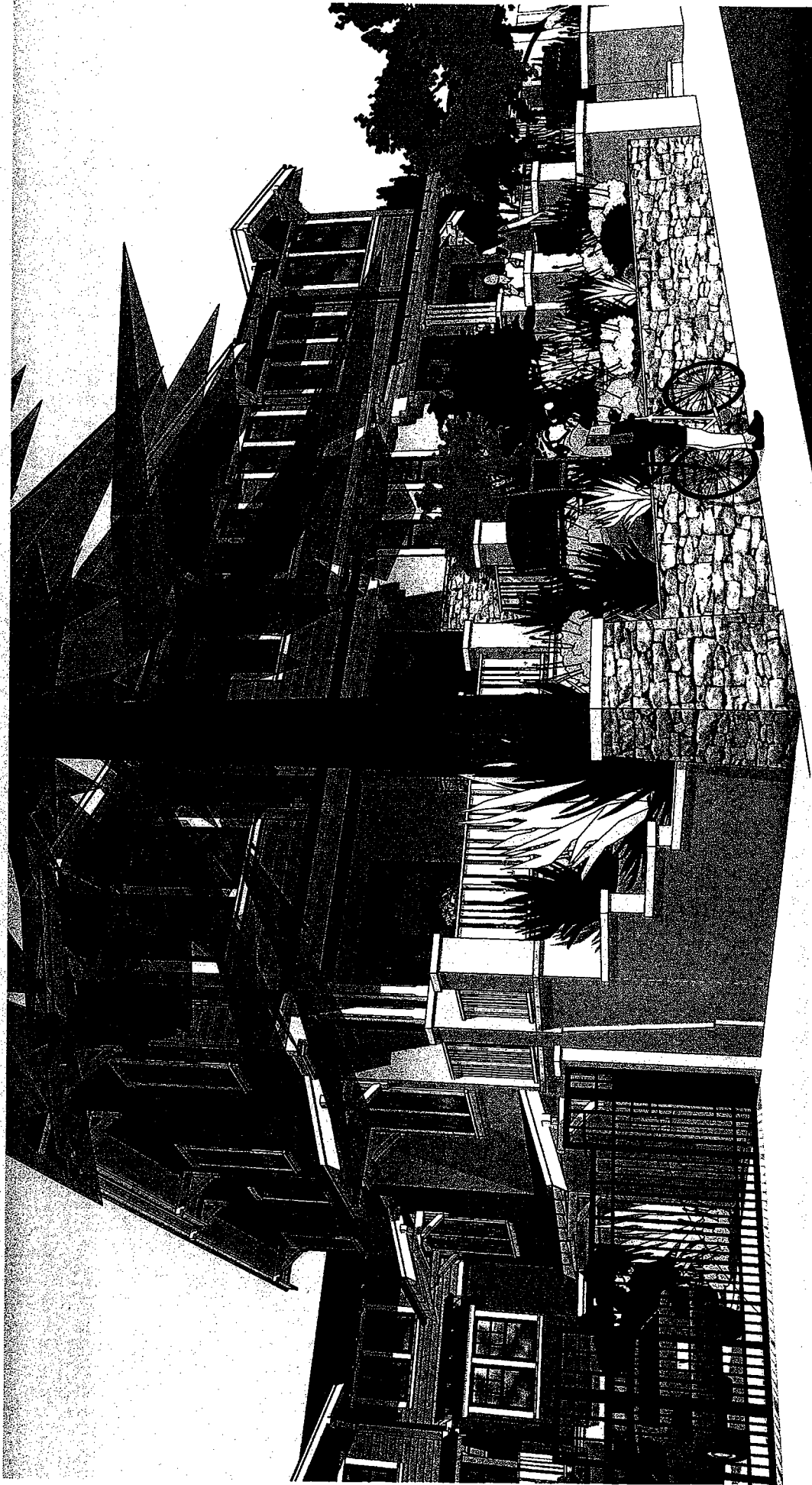
East Facade

# 2128 GLENADA AVENUE, MONTROSE

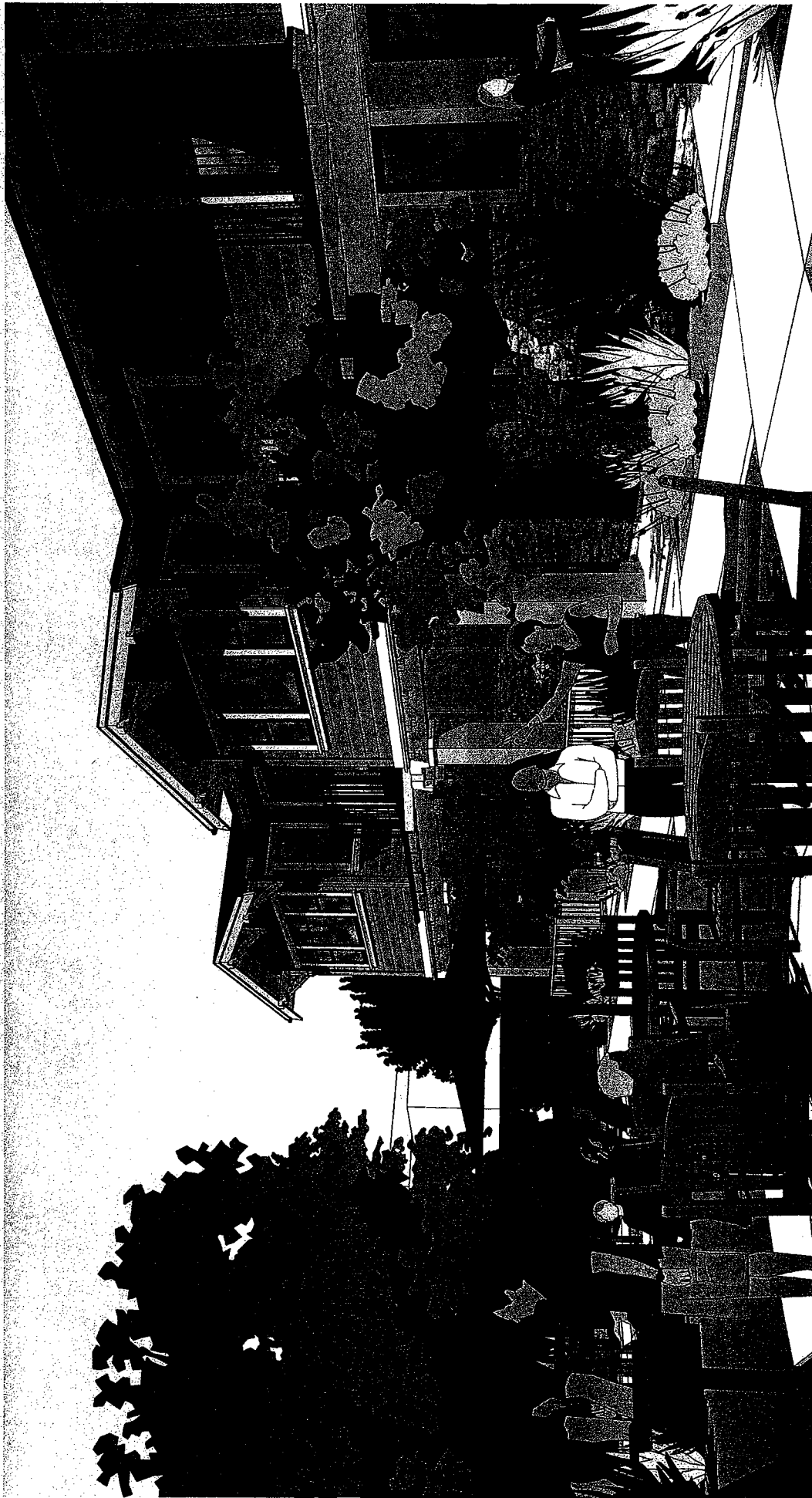
5 Unit Residential Development Project

Vosselman & Ehlmann Architects

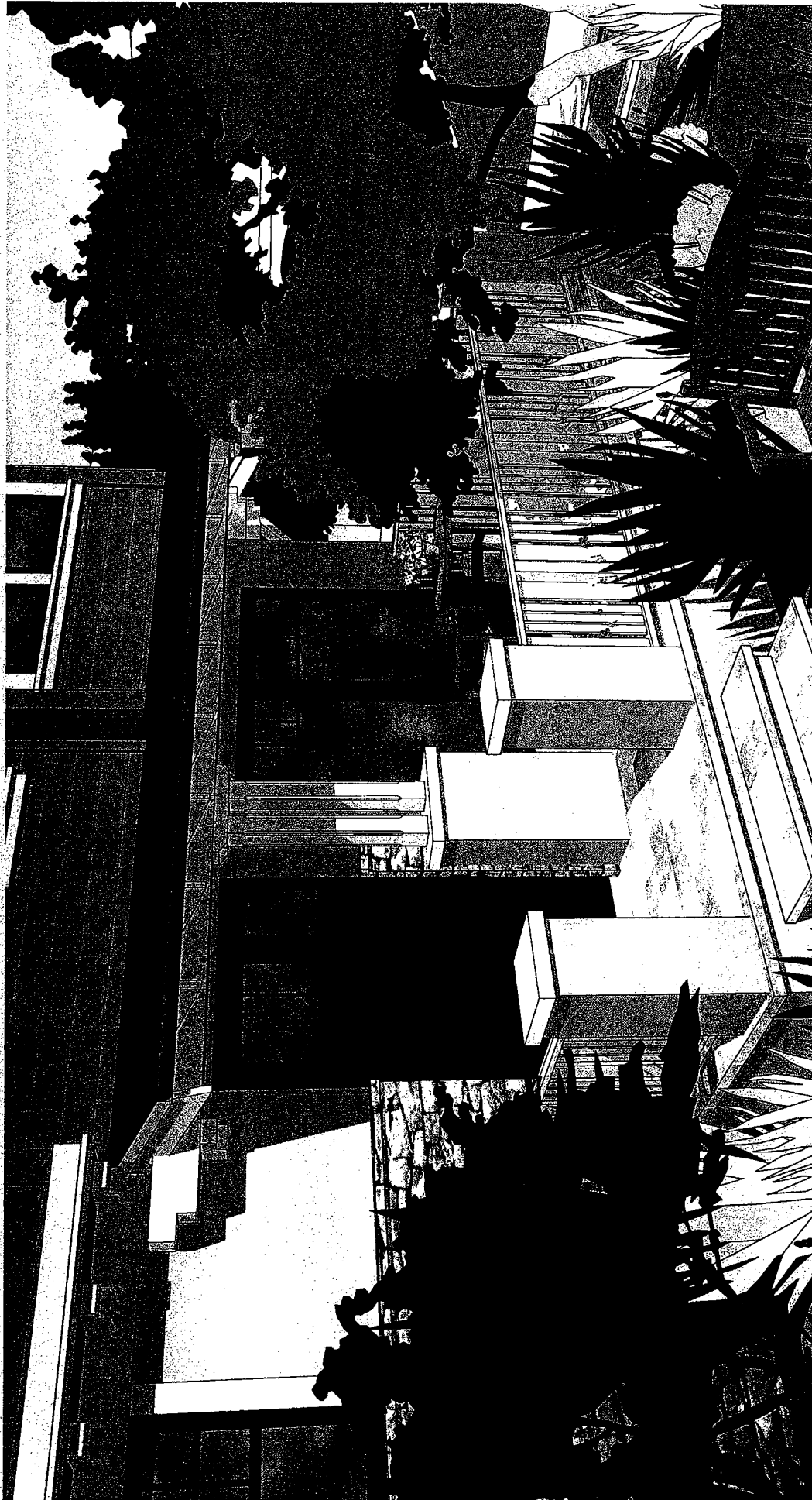




Approach Apartment from Sidewalk  
Glenada Avenue



Backyard View  
Glerada Avenue



Front Porch Entrance  
Glenada Avenue



Los Angeles County Department of Regional Planning  
320 West Temple Street, Los Angeles, California 90012  
Telephone (213) 974-6443

**PROJECT NO. R2006-03317-(5)**

**CASE NO. RCUP 200600255-(5)**

RPC/HO MEETING DATE CONTINUE TO

AGENDA ITEM

PUBLIC HEARING DATE  
**October 8, 2008**

<b>APPLICANT</b> Gevorg Voskanian	<b>OWNER</b> Gevorg Voskanian	<b>REPRESENTATIVE</b> Shoghig Yepremian
--------------------------------------	----------------------------------	--

**ENTITLEMENT REQUEST**

A conditional use permit for a 5-unit apartment complex in an R-2 (Two Family Residence) zone.

**LOCATION/ADDRESS**

2128 Glenada Ave, Montrose

<b>ACCESS</b> Glenada Ave.	<b>ZONED DISTRICT</b> Montrose
-------------------------------	-----------------------------------

<b>ASSESSORS PARCEL NUMBER</b> 5807-005-013	<b>COMMUNITY</b> La Crescenta - Montrose
--	---

<b>SIZE</b> 14,411 square feet	<b>COMMUNITY STANDARDS DISTRICT</b> La Crescenta - Montrose CSD
-----------------------------------	--

	<b>EXISTING LAND USE</b>	<b>EXISTING ZONING</b>
Project Site	Duplex	R-2 (Two Family Residence)
North	Single family residence, Duplex	R-2
East	Duplex, Multi-family residence	R-2
South	Condominium, Multi-family residence	R-3 (Limited Multiple Residence)
West	Condominium, Duplex, Single family residence	R-3

<b>GENERAL PLAN</b>	<b>DESIGNATION</b>	<b>MAXIMUM DENSITY</b>	<b>CONSISTENCY</b>
Countywide	3- Medium Density Residential	12 to 22 du/ac	See Staff Analysis

**ENVIRONMENTAL DETERMINATION**

Categorical Exemption

**PROJECT DESCRIPTION**

The subject property is a rectangular, flat, 14,411 square foot parcel that is developed with a duplex. The project proposal is to construct a 2-story, 5-unit apartment building. The site plan depicts a 2-car garage per each unit for a total of 10 parking spaces.

**KEY ISSUES**

- Satisfaction of Section 22.56.040 of Title 22 of the Los Angeles County Code, conditional use permit burden of proof requirements.
- Satisfaction of Section 22.44.139 of Title 22 of the Los Angeles County Code, La Crescenta - Montrose CSD requirements.
- Satisfaction of Section 22.24.110 of Title 22 of the Los Angeles County Code, Development Standards, R-2 (Two Family Residence) zone.
- Consistency with the Los Angeles County General Plan.

**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

<b>STAFF CONTACT PERSON</b> Mi Kim		
RPC HEARING DATE(S) October 8, 2008	RPC ACTION DATE October 8, 2008	RPC RECOMMENDATION Approval
MEMBERS VOTING AYE 5	MEMBERS VOTING NO 0	MEMBERS ABSTAINING None
<b>STAFF RECOMMENDATION (PRIOR TO HEARING)</b> Approval		
<b>SPEAKERS*</b> (O) 5 (F) 6	<b>PETITIONS</b> (O) 19 (F) 15	<b>LETTERS</b> (O) 12 (F) 4

\*(O) = Opponents (F) = In Favor